
Live Stream at <https://www.burlesontx.com/watchlive>

City Hall Council Chambers, 141 W. Renfro, Burleson, TX 76028

1. **CALL TO ORDER**

Invocation - John Long, Pastor at Alsbury Baptist Church

Pledge of Allegiance to the US Flag

2. **PUBLIC PRESENTATIONS**

A. Proclamations

- A Proclamation recognizing April 19 - 25, 2026 as "National Library Week" in the City of Burleson. *(Recipient: Library staff and Friends of the Library)*

- A Proclamation recognizing April 20 - 24, 2026 as "Work Zone Awareness Week" in the City of Burleson. *(Recipient: Errick Thompson, Director of Public Works)*

- A Proclamation recognizing The Keep Burleson Beautiful Board for achieving Gold Level recognition from Keep Texas Beautiful. *(Recipient: Keep Burleson Beautiful Board)*

B. Presentations

C. Community Interest Items

This is a standing item on the agenda of every regular meeting of the City Council. An "item of community interest" includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

3. **CHANGES TO POSTED AGENDA**

A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.

4. **CITIZENS APPEARANCES**

Each person in attendance who desires to speak to the City Council on an item NOT posted on the agenda, shall speak during this section.

A speaker card must be filled out and turned in to the City Secretary prior to addressing the City Council. Each speaker will be allowed three (3) minutes.

Please note that City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the City Council from deliberating or taking action on an item not listed on the agenda. City Council may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy.

Each person in attendance who desires to speak to the City Council on an item posted on the agenda, shall speak when the item is called forward for consideration.

5. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

- A. Consider and take possible action on the minutes from the April 6, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*
- B. Consider and take possible action on a minute order ratifying a Community Service Development Corporation (Type B) resolution amending the corporation's operating budget (Resolution 4B081825AnnualBudget) for Fiscal year 2025-2026 by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757. *(Staff Contact: Kevin Hennessey, Deputy Director of Finance)*
- C. Consider and take possible action on a minute order ratifying the Burleson Community Service Development Corporation amendment to Resolution 4B032326AmendAnnualBudget by amending the Capital Improvement Plan. *(Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)*
- D. Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan for Fiscal Year 2026-2030. (Final Reading) *(Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)*
- E. Consider and take possible action on a minute order approving an excused absence for Council Place 6 Adam Russell, for the May 18, 2026 and June 1, 2026 regular council meetings. *(Staff Contact: Amanda Campos, City Secretary)*
- F. Consider and take possible action on a resolution authorizing participation in a new opioid settlement with the six remnant defendants (CL-2025065) and authorizing the City Manager to execute all necessary documents, including the subdivision participation and release form, in connection with the same. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director)*
- G. Consider and take possible action on an ordinance amending Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of

Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances. (Final Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)*

6. **DEVELOPMENT APPLICATIONS**

- A. Hold a public hearing and consider and take possible action on an ordinance amending the City's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances relating to a Heavy & High Energy industrial district. (First Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)*
- B. Hold a public hearing and consider and take possible action on an ordinance amending Section 50, "Definitions," of Article II of Appendix B, "Zoning," of the Code of Ordinances by amending the definition of Home Occupation by adding a new definition of No-Impact Home Based Business in accordance with State law. (First Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)*

7. **GENERAL**

- A. Consider the use of eminent domain to condemn property and consider and take possible action on Resolution No. 6106-04-2026 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property for the Town Creek Basin Parallel Interceptor Sewer Line project (WW2301) to serve existing and new development in the City. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*
- B. Consider and take possible action on an ordinance amending the City operating budget (CSO#5910-09-2025) for Fiscal Year 2025-2026 by increasing appropriations in the General Fund in the amount of \$13,430, by increasing appropriations in the Public Safety Grant Fund in the amount of \$31,070, by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, by increasing anticipated revenues in the Public Safety Grant Fund by \$31,070, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757; and finding time is of the essence. (First and Final Reading) *(Staff Contact: Kevin Hennessey, Deputy Director of Finance)*
- C. Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan for Fiscal Year 2026-2030. (First and Final Reading) *(Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)*

8. **REPORTS AND PRESENTATIONS**

- A. Receive a report, hold a discussion, and provide staff direction on street light requests. *(Staff Contact: Tony D. McIlwain, Development Services Director)*
- B. Receive a report, hold a discussion, and provide staff direction on a nomination for the North Central Texas Council of Governments 2026-2027 Executive Board. *(Staff Contact: Janalea Hembree, Assistant to the City Manager)*

9. **CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS AND REPORTS**

10. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The City Council may reconvene into open session and take action on posted items.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

-Negotiations and potential eminent domain action for the acquisition of real property interests for the construction and maintenance of the Town Creek Basin Parallel Interceptor Sewer Line Project (WW 2301) to serve existing and new development in the City and for other public purposes permitted by law

-Receive a report and hold a discussion regarding a performance agreement with 2525 FTG – Tulsa, LLC, as amended

Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

-Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of the Town Creek Basin Parallel Interceptor Sewer Line Project (WW 2301) to serve existing and new development in the City

Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code

-Project Facelift

-Project Bistro

11. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the 9th of April 2026, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

BUDGET STATEMENT

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Burleson: For a median-valued homestead property (\$306,724), the City's portion of the property tax bill in dollars for the current fiscal year (FY24-25) is \$2,032.66, the City's portion of the property tax bill for the upcoming fiscal year (FY25-26) for the same property if the proposed budget is adopted is estimated to be \$2,213.93, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY25-26) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$2,021.62.

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.


City Council Regular Meeting

DEPARTMENT: City Secretary’s Office
FROM: Monica Solko, Deputy City Secretary
MEETING: April 20, 2026

SUBJECT:

Consider and take possible action on the minutes from the April 6, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The City Council duly and legally met on April 6, 2026 for a regular council meeting.

RECOMMENDATION:

Council may approve the minutes as presented or approve with amendments.

STAFF CONTACT:

Name: Monica Solko
 Title: Deputy City Secretary
msolko@burlesontx.com
 817-426-9682

**BURLESON CITY COUNCIL REGULAR MEETING
APRIL 6, 2026
MINUTES**

ROLL CALL

COUNCIL PRESENT:

Victoria Johnson

Alexa Boedeker
Chris Fletcher
Larry Scott
Dan McClendon
Adam Russell

Staff present

Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Amanda Campos, City Secretary
Monica Solko, Deputy City Secretary
Matt Ribitzki, Deputy City Attorney

COUNCIL ABSENT:

Phil Anderson

1. CALL TO ORDER - Time 5:30 p.m.

Mayor Fletcher called the meeting to order. **Time: 5:31 p.m.**

Invocation – Brian Jacobs, Pastor at Metroplex Family Life Center

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- **A Proclamation recognizing April 24, 2026, as "National Arbor Day" in the City of Burleson. (Recipient: City of Burleson Parks and Recreation)**

B. Presentations

- **Adoptable pet of the quarter. (Staff Presenter: DeAnna Phillips, Director of Community Services)**

C. Community Interest Items

- Mourning the loss of Theresa Anderson, spouse of Council member Phil Anderson, celebration of life services on Friday, April 17, at 2pm Methodist Church. Sending our hearts and prayers
- Atmos Energy sponsoring the Library event, \$5,000 celebrate reading all summer long.
- Library giving days, friends of the library replace the picture book browsing bins, fund raiser.

3. CHANGES TO POSTED AGENDA

- **Items to be continued or withdrawn**
 - None.
- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**
 - None.

4. CITIZEN APPEARANCES

Jeff Kauffman, 13736 Old Oaks, addressed the council about towing practices in Old Town and the issue of missing or misplaced signs indicating towing area. He believes he was parked in a public right of way and should not have been towed. He would like to the council to review the situation and fix for the future.

5. CONSENT AGENDA

A. Minutes March 23, 2026 regular council meeting. (Staff Contact: Monica Solko, Deputy City Secretary)

Motion made by Alexa Boedeker and seconded by Victoria Johnson to approve the consent agenda.

Motion passed 6-0, with Phil Anderson absent.

B. CSO#6097-04-2026, resolution accepting the City of Burleson's Equal Employment Opportunity Plan (EEO). (Staff Contact: Wanda Bullard, Deputy Director of Human Resources)

Motion made by Alexa Boedeker and seconded by Victoria Johnson to approve the consent agenda.

Motion passed 6-0, with Phil Anderson absent.

C. CSO#6098-04-2026, professional services agreement with Birkhoff, Hendricks & Carter, L.L.P. for preparing construction plans, technical specifications, and bidding documents for the Hulen Ground Storage Tank Rehabilitations project in the amount of \$110,300.00 (Project WA2401). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

Motion made by Alexa Boedeker and seconded by Victoria Johnson to approve the consent agenda.

Motion passed 6-0, with Phil Anderson absent.

D. CSO#6099-04-2026, contract with Tejas Cutters, LLC for construction services of the Elk Drive Sidewalk Improvements Project (ITB 2026-013) in the amount of \$214,751.80, with a project contingency of \$21,475.18, for a total amount of \$236,226.98 (Project ST2509). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

Motion made by Alexa Boedeker and seconded by Victoria Johnson to approve the consent agenda.

Motion passed 6-0, with Phil Anderson absent.

6. ETJ RELEASE

- A. ETJ Release Petition for 8137 FM 1902 DR (REL26-001): Consider and take possible action on a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 115.00 acres of land addressed 8137 FM 1902. (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)**

Tony McIlwain, Development Services Director, presented the request to the city council.

No action was taken.

7. DEVELOPMENT APPLICATIONS

- A. CSO#6100-04-2026, ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “CC” Central Commercial located at 116 N Clark ST (ZC26-001). (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended 8-0.)**

Tony McIlwain, Development Services Director, presented a resolution to the city council.

Mayor Fletcher opened the public hearing. **Time: 5:58 p.m.**

Mayor Fletcher closed the public hearing. **Time: 5:59 p.m.**

Motion made by Adam Russell and seconded by Dan McClendon to approve.

Motion passed 6-0, with Phil Anderson absent.

8. GENERAL

- A. CSO#6101-04-2026, Receive a report, hold a discussion, and provide staff direction on the selection of a firm to provide delinquent property tax collection services, and consider and take possible action on a minute order directing City staff to terminate the contract with Perdue Brandon Fielder Collins & Mott, LLP, for delinquent tax collection services. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)**

Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services, presented the minute order to the city council.

Marcus Hanna, with Linebarger Attorneys at Law, gave a presentation to the city council pertaining to their services and their track record in Johnson County.

Alison Callison, with Perdue Brandon Fielder Collins & Mott, LLP, gave a presentation to the city council pertaining to their services and their track record in Johnson County.

The council discussed the presentations asking questions for clarification from both firms.

Council member Scott requested both firms describe their collection process step by step. Allison Callison, Perdue Brandon Fielder Collins & Mott, LLP spoke first and explained their process of collections. Cory Fickes, Linebarger Attorneys at Law addressed the council and described their process step by step.

No action taken determining the city would remain under their current contract with Perdue Brandon Fielder Collins & Mott LLP.

Adam Russell left the Council Meeting at 7:13 p.m. to abstain from 8B and 8C.

- B. CSO#6102-04-2026, ordinance establishing a real estate contract CSO#6103-04-2026 for the sale of city-owned property located at 112 SE Gardens Boulevard, Burleson, Texas in response to the bid acceptance to RFP 2025-006 in the amount of \$500,000 (Final Reading). (Staff Contact: Alex Philips, Director of Economic Development)**

Alex Philips, Director of Economic Development, presented items 8B and 8C as one presentation to the city council.

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve.

Motion passed 5-0, with Adam Russell abstaining and Phil Anderson absent.

- C. CSO#6104-04-2026, ordinance establishing a Performance Agreement CSO#6105-04-2026 between the City of Burleson and BTX Flex, LLC., Inc. for a commercial flex development located 112 SE Gardens Boulevard in Burleson, Texas (Final Reading). (Staff Contact: Alex Philips, Director of Economic Development)**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve.

Motion passed 5-0, with Adam Russell abstaining and Phil Anderson absent.

Adam Russell returned to the Council Meeting at 7:16 p.m.

9. REPORTS AND PRESENTATIONS

- A. Receive a report, hold a discussion and provide staff direction on previous economic development projects and metrics. (Staff Contact: Alex Philips, Economic Development Director)**

Alex Philips, Economic Development Director, presented previous Economic Development projects and metrics to the city council.

There were no questions from Council.

10. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS

- None.

11. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The City Council may reconvene into open session and take action on posted items.

A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of wastewater improvements as part of the Town Creek Basin Parallel Interceptor Sewer Line improvements to serve existing and new development in the City and for other public purposes permitted by law
- Receive a report and hold a discussion regarding an economic development agreement with Burleson Wilshire Investment Partners, LLC
- Receive a report and hold a discussion regarding a real estate contract and performance agreement between the Burleson 4A Economic Development Corporation and Shipman Properties, LP

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

- Deliberation regarding the possible purchase, exchange, lease, or value of certain parcels of real property necessary for the construction and maintenance of wastewater improvements near Village Creek in Johnson County and Tarrant County, Texas to serve existing and new development in the City where deliberation in open session would have a detrimental effect on the position of negotiations with third parties
- A 4.27 acre, more or less, tract of land off of County Road 1016 near its intersection with FM 1902 in Burleson, Johnson County, Texas where deliberation in open session would have a detrimental effect on the position of negotiations with third parties
- A 92.304 acre, more or less, tract of land off of County Road 1016 near its intersection with FM 1902 in Burleson, Johnson County, Texas owned by the Burleson 4A Economic Development Corporation where deliberation in open session would have a detrimental effect on the position of negotiations with third parties

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code

- Project Street
- Project Sunflower

Mayor Fletcher announced that the Council would convene into Executive Session.
Time: 7:43 p.m.

Mayor Fletcher announced that the Council would reconvene into open session. **Time:**
8:39 p.m.

12. ADJOURNMENT

Motion made by Adam Russell and seconded by Alexa Boedeker to adjourn.

Motion passed 6-0, with Phil Anderson absent.

Mayor Chris Fletcher adjourned the meeting.

Time: 8:39 p.m.

Monica Solko
Deputy City Secretary

City Council Regular Meeting

DEPARTMENT: Finance


FROM: Kevin Hennessey, Deputy Director of Finance

MEETING: April 20, 2026

SUBJECT:

Consider and take possible action on a minute order ratifying a Community Service Development Corporation (Type B) resolution amending the corporation’s operating budget (Resolution 4B081825AnnualBudget) for Fiscal year 2025-2026 by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757. (Staff Contact: Kevin Hennessey, Deputy Director of Finance)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	<p>1.4 Be a responsible steward of the city’s financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.</p>

SUMMARY:

Amending the City budget for the Fiscal Year 2025-2026 to accommodate a contract for Bartlett Park Soccer Complex concession management; appropriating start up costs in the newly established Bartlett Park Soccer Complex Fund (\$260,757), and the 4B Fund supporting these new costs; transfer to the Bartlett Park Soccer Complex Fund (\$95,607), establishing working capital for SFC (\$100,000).

RECOMMENDATION:

Approve the minute order ratifying the 4B Corporation action.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

On August 18, 2025, the 4B Board approved the budget and Capital Improvement Plan.

On September 2, 2025, the City Council held a public hearing and conducted the first reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On September 8, 2025, the City Council approved the second reading of the City's 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the 4B Board approved an amendment to the annual operating and five-year Capital Improvement Plan (CIP).

On October 20, 2025, the City Council approved a budget amendment.

On December 15, 2025, the 4B Board approved an amendment to the annual operating budget to accommodate encumbrance rollovers from FY 2024-2025.

On December 15, 2025, the City Council approved an amendment to the annual operating budget to accommodate encumbrance rollovers from FY 2024-2025.

On February 16, 2026, the 4B Board approved an amendment to the annual operating budget.

On February 16, 2026, the City Council approved a budget amendment.

On March 23, 2026, the 4B Board approved an amendment to the annual operating budget and five-year Capital Improvement Plan (CIP).

On March 23, 2026, the City Council approved a budget amendment and five-year Capital Improvement Plan (CIP).

REFERENCE:

CSO#5910-09-2025

FISCAL IMPACT:

Fund	Proposed Revenues	Proposed Expenditures
4B Fund	-	195,607
Bartlett Park Soccer Complex	260,757	260,757
Total Impact	260,757	456,364

STAFF CONTACT:

Kevin Hennessey
Deputy Director of Finance
KHennessey@burlesontx.com
817-426-9648



Fiscal Year 2025-2026 Mid-Year Budget Amendment

PRESENTED TO THE BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION ON
APRIL 20, 2026

Overview



Total Fiscal Impact of the Budget Amendment



Purpose of the Budget Amendment by Fund



Fiscal Impact of the Budget Amendment by Fund

Fiscal Impact of the Budget Amendment

Fund	Proposed Revenues	Proposed Expenditures
4B Fund	-	195,607
Bartlett Park Soccer Complex	260,757	260,757
Total Impact	260,757	456,364

4B Fund

Bartlett Park SFC agreement needs for the new Bartlett Park Soccer Complex Fund - \$95,607

Bartlett Park SFC start up Working Capital - \$100,000

4B Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer to Bartlett Park	-	95,607	Bartlett Park SFC set-up costs
Recreation	Transfer to Bartlett Park	-	100,000	Bartlett Park SFC Working Capital
	Total Proposed Budget Amendment	-	195,607	

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	Total Transfer from 4B	195,607	100,000	

City Field Operating Costs

Recreation	Activity Fees	15,650	-	BTX League Revenue
Recreation	Rec/Ed Supplies	-	7,662	BTX League Expenses
Recreation	Miscellaneous Expense	-	13,370	BTX Referees
Recreation	Transfer to PPF	-	12,396	BTX Staffing
Recreation	Rec/Ed Supplies	-	230	BTX Utilities
	Total City Field Operating Costs	15,650	33,658	

SFC Concession Operating Costs

Recreation	Concessions	49,500	-	SFC Projected Food & Beverage Revenue
Recreation	Miscellaneous Expense	-	4,170	SFC Operating Expenditures: Misc
Recreation	Salaries	-	3,094	SFC Operating Expenditures: Staffing
Recreation	Cost of Sale	-	27,225	SFC Operating Expenditures: F&B
	Total SFC Concession Operating Costs	49,500	34,489	

SFC One-Time Set Costs

Recreation	Miscellaneous Expense	-	1,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Cost of Sale	-	15,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Clothing	-	750	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Minor Apparatus	-	21,483	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	Total SFC One-Time Set Costs	-	92,610	

	Total Proposed Budget Amendment	260,757	260,757	
--	--	----------------	----------------	--

Bartlett Park Soccer Complex Fund

Bartlett Park Soccer Complex Fund

Working capital is the funding set aside to keep operations running smoothly by covering expenses as they occur, even when revenues and expenses happen at different times- \$100,000

The City will take on responsibility for managing and scheduling the fields to support league play and tournaments. This includes routine operating costs such as maintenance, staffing, and coordination. These costs are partially offset by field use fees and tournament related revenue- \$33,658

Bartlett Park Soccer Complex Fund

SFC will operate the concession stands year-round, including outdoor pool season. Their operations are expected to generate revenue that helps offset their day-to-day costs, such as staffing, inventory, and supplies- \$34,489

To launch a quality concession experience, SFC is requesting an upfront investment in equipment and supplies. These are one-time costs to establish operations and deliver the level of service expected at the complex- \$92,610

Bartlett Park Soccer Complex Fund

4B Subsidy & Working Capital

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	Total Transfer from 4B	195,607	100,000	

Bartlett Park Soccer Complex Fund

City Field Operating Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Activity Fees	15,650	-	BTX League Revenue
Recreation	Rec/Ed Supplies	-	7,662	BTX League Expenses
Recreation	Miscellaneous Expense	-	13,370	BTX Referees
Recreation	Transfer to PPF	-	12,396	BTX Staffing
Recreation	Rec/Ed Supplies	-	230	BTX Utilities
	Total City Field Operating Costs	15,650	33,658	

Bartlett Park Soccer Complex Fund

SFC Concession Operating Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Concessions	49,500	-	SFC Projected Food & Beverage Revenue
Recreation	Miscellaneous Expense	-	4,170	SFC Operating Expenditures: Misc
Recreation	Salaries	-	3,094	SFC Operating Expenditures: Staffing
Recreation	Cost of Sale		27,225	SFC Operating Expenditures: F&B
	Total SFC Concession Operating Costs	49,500	34,489	

Bartlett Park Soccer Complex Fund

SFC One-Time Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Miscellaneous Expense	-	1,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Cost of Sale	-	15,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Clothing	-	750	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Minor Apparatus	-	21,483	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	Total SFC One-Time Set Costs	-	92,610	

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	Total Transfer from 4B	195,607	100,000	

City Field Operating Costs

Recreation	Activity Fees	15,650	-	BTX League Revenue
Recreation	Rec/Ed Supplies	-	7,662	BTX League Expenses
Recreation	Miscellaneous Expense	-	13,370	BTX Referees
Recreation	Transfer to PPF	-	12,396	BTX Staffing
Recreation	Rec/Ed Supplies	-	230	BTX Utilities
	Total City Field Operating Costs	15,650	33,658	

SFC Concession Operating Costs

Recreation	Concessions	49,500	-	SFC Projected Food & Beverage Revenue
Recreation	Miscellaneous Expense	-	4,170	SFC Operating Expenditures: Misc
Recreation	Salaries	-	3,094	SFC Operating Expenditures: Staffing
Recreation	Cost of Sale	-	27,225	SFC Operating Expenditures: F&B
	Total SFC Concession Operating Costs	49,500	34,489	

SFC One-Time Set Costs

Recreation	Miscellaneous Expense	-	1,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Cost of Sale	-	15,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Clothing	-	750	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Minor Apparatus	-	21,483	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	Total SFC One-Time Set Costs	-	92,610	

	Total Proposed Budget Amendment	260,757	260,757	
--	--	----------------	----------------	--

Bartlett Park
Soccer
Complex Fund

Recommendation / Action Requested

Move to approve a resolution requesting a Mid-Year Budget Amendment to increase in revenues of \$260,757, and an increase in appropriations totaling \$456,364 in various funds to accommodate operating needs for Fiscal Year 2025-2026.

Questions / Comments



Appendix



Total Revenue & Expenses - 5-Year Detail

Revenue	June-Sept. 2026	Year 1	Year 2	Year 3	Year 4	Year 5
Food & Beverage	\$49,500	\$82,500	\$86,625	\$90,956	\$95,504	\$100,279
Total Revenue	\$49,500	\$82,500	\$86,625	\$90,956	\$95,504	\$100,279
Cost of Goods Sold	June-Sept. 2026	Year 1	Year 2	Year 3	Year 4	Year 5
Food & Beverage	\$27,225	\$45,375	\$47,644	\$50,026	\$52,527	\$55,154
Total Cost of Goods Sold	\$27,225	\$45,375	\$47,644	\$50,026	\$52,527	\$55,154
Gross Margin	\$22,275	\$37,125	\$38,981	\$40,930	\$42,977	\$45,126
<i>% of Revenue</i>	45%	45%	45%	45%	45%	45%
Facility Expenses	\$1,440	\$2,400	\$2,436	\$2,758	\$2,799	\$2,841
Operating Expense	\$2,730	\$4,550	\$4,676	\$4,807	\$4,943	\$5,084
Management Payroll	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes/Benefits/Bonus	\$3,094	\$5,156	\$5,414	\$5,685	\$5,969	\$6,267
Total Operating Expenses	\$7,264	\$12,106	\$12,526	\$13,250	\$13,711	\$14,192
EBITDA	\$15,011	\$25,019	\$26,455	\$27,681	\$29,266	\$30,933
<i>% of Revenue</i>	30.3%	30.3%	30.5%	30.4%	30.6%	30.8%
<i>F&B Equipment & Set Up Costs</i>	<i>(\$192,610)</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Total Net Income	(\$177,599)	\$25,019	\$26,455	\$27,681	\$29,266	\$30,933

City Council Regular Meeting

DEPARTMENT: Capital Engineering


FROM: Randy Morrison, P.E., Director of Capital Engineering

MEETING: April 20, 2026

SUBJECT:

Consider approval of a minute order ratifying the Burleson Community Service Development Corporation amendment to Resolution 4B032326AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.4 Implement the city's Capital Improvement Program</p>

SUMMARY:

The Burleson Community Service Development Corporation approved their annual budget on August 18, 2025 via Resolution 4B081825AnnualBudget. On September 2, 2025, the Council ratified the 4B budget. On September 8, 2025 the Council approved the final reading of the City's FY 2026-2030 annual budget and capital improvement plan (CIP). Subsequently, on October 20, 2025 and March 23, 2026, the Burleson Community Service Development Corporation and City Council adopted a resolutions to amend the City's FY 2026-2030 CIP. Since the latest amendment to the CIP, staff has prepared recommended updates to the CIP for Board approval.

RECOMMENDATION:

Staff recommends approval of the minute order ratifying the Burleson Community Service Development Corporation action.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

The Burleson Community Service Development Corporation approved their annual budget on August 18, 2025 via Resolution 4B081825AnnualBudget.

On September 2, 2025, the Council ratified the 4B budget.

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the Burleson Community Service Development Corporation and City Council adopted a resolution to amend the City's FY 2026-2030 CIP.

On March 23, 2026, the Burleson Community Service Development Corporation and City Council adopted a resolution to amend the City's FY 2026-2030 CIP.

On April 20, 2026, the Burleson Community Service Development Corporation adopted a resolution to amend the City's FY 2026-2030 CIP.

REFERENCE:

Resolution 4B032326AmendAnnualBudget

FISCAL IMPACT:

N/A

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

FY 2026-2030 4B CIP Amendment Minute Order

PRESENTED TO CITY COUNCIL ON

APRIL 20, 2026

4B Updates

August 18, 2025 4B Corp
Approved FY26 Annual
Budget

September 2, 2025 City
Council Ratified the 4B
Budget

September 8, 2025 City
Council FY26 Annual
Budget and 5-YR CIP

October 20, 2025 & March
23, 2026, 4B Corp and City
Council Amended FY26
Annual Budget and 5-YR
CIP

CIP Changes

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY

Project #	Project Title	Change Summary	Priority Ranking
PC2605	Hidden Creek Softball Fields Demo	Added \$500k allocation in FY26 per City Council direction in order to initiate the project upon the completion of the Spring 2026 season.	Necessary

Proposed 4B CIP Update FY26 – FY30

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		\$75,075					\$75,075
PC2701	Mistletoe Hill - Bathroom Addition			\$163,375				\$163,375
PK2502	Green Ribbon Phase 1	\$90,000	\$400,000					\$400,000
PC2601	Green Ribbon Phase 2		\$120,750	\$650,000				\$770,750
PK2602	Russell Farm - Master Plan		\$32,051					\$32,051
PC2605	Hidden Creek Softball Fields Demo		\$500,000					\$500,000
PC2651	Golf		\$262,500					\$262,500
PC2702	Bailey Lake - New Playground			\$523,687				\$523,687
PC2703	Mistletoe Hill			\$614,250				\$614,250
PC2709	New Community Park - Playground				\$787,500			\$787,500
PC2802	Bartlett - Playground Replacement				\$441,000			\$441,000
PC2803	Heberle - Park Improvements				\$352,800			\$352,800
PC2804	Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
PC2901	Chisenhall - Playground Replacement					\$546,000		\$546,000
PC2904	BRiCk Roof Replacement					\$1,260,000		\$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
	Total	\$90,000	\$890,376 \$1,390,376	\$1,951,312	\$1,751,636	\$1,806,000	\$180,556	\$6,579,881 \$7,079,881

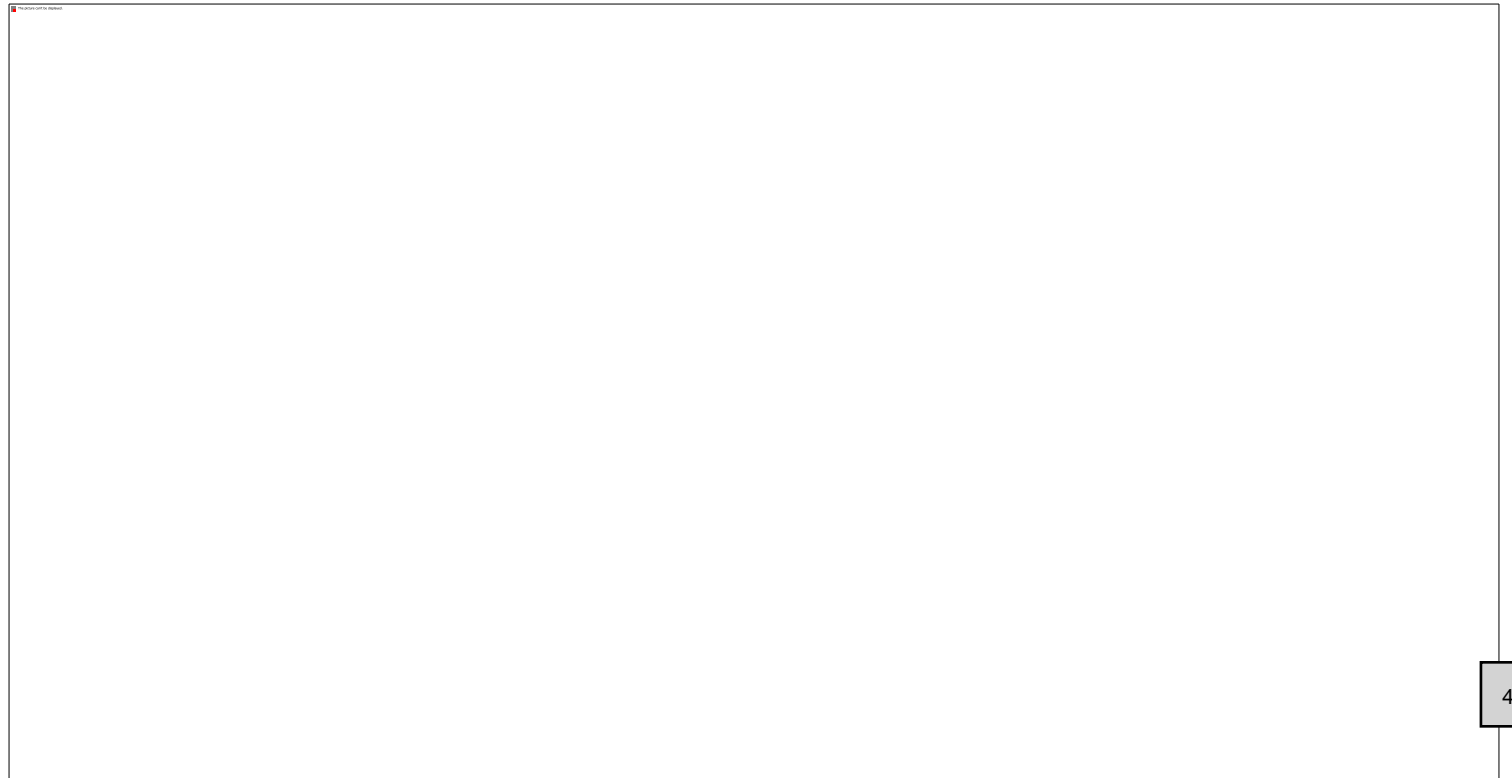
FY26 Bond Issuance Project List

4B Bonds

- Warren Park-Study - \$75,075
- Green Ribbon Phase 2- \$120,750
- Russell Farm – Master Plan - \$32,051
- Hidden Creek Softball Fields Demo - \$500,000
- Golf - \$262,500

Council Considerations

Consider and take possible action on a Minute Order ratifying the action of the 4B Board regarding amending the 4B five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.



Questions /
Comments



**Burleson 4B Community Service Development Corporation
RESOLUTION**

WHEREAS, the Burleson 4B Community Service Development Corporation, known as the “Type B Corporation”, incorporated and certified in June 1993, under the authorization of the Development Corporation Act of 1979; and

WHEREAS, on August 18, 2025, the Board of Directors (“Board”) of the Type B Corporation approved the budget for Fiscal Year 2025-2026 (the “Budget”) 4B081825AnnualBudget including the 5-year Capital Improvement Plan (CIP); and

WHEREAS, on October 20, 2025, the Board adopted Resolution 4B102025AmendAnnualBudget to amend the City’s Fiscal Year 2026-2030 Capital Improvement Plan; and

WHEREAS, on March 23, 2026, the Board adopted Resolution 4B032326AmendAnnualBudget to amend the City’s Fiscal Year 2026-2030 Capital Improvement Plan; and

WHEREAS, the Board desires to amend the 5-year Capital Improvement Plan (CIP) of the 4B Community Service Development Corporation for Fiscal Year 2026-2030, and finds the amendments to the CIP will further the purposes of the Type B Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION THAT:

Section 1.

The Type B Corporation approves the amendments to the five-year Capital Improvement Plan for Fiscal Year 2026-2030 attached as Exhibit A, attached hereto and incorporated herein by reference for all purposes.

Section 2.

The Type B Corporation respectfully requests that the City Council ratify this resolution.

PASSED, APPROVED, AND DULY RESOLVED by the Board, on the _____ day of _____, 2026.

SIGNED:

ATTEST:

President of Type B Corporation

Secretary of the Type B Corporation

Attachments: Exhibit A

EXHIBIT A
RESOLUTION AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		\$75,075					\$75,075
PC2701	Mistletoe Hill - Bathroom Addition			\$163,375				\$163,375
PK2502	Green Ribbon Phase 1	\$90,000	\$400,000					\$400,000
PC2601	Green Ribbon Phase 2		\$120,750	\$650,000				\$770,750
PK2602	Russell Farm - Master Plan		\$32,051					\$32,051
PC2605	Hidden Creek Softball Fields Demo		\$500,000					\$500,000
PC2651	Golf		\$262,500					\$262,500
PC2702	Bailey Lake - New Playground			\$523,687				\$523,687
PC2703	Mistletoe Hill			\$614,250				\$614,250
PC2709	New Community Park - Playground				\$787,500			\$787,500
PC2802	Bartlett - Playground Replacement				\$441,000			\$441,000
PC2803	Heberle - Park Improvements				\$352,800			\$352,800
PC2804	Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
PC2901	Chisenhall - Playground Replacement					\$546,000		\$546,000
PC2904	BRiCk Roof Replacement					\$1,260,000		\$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
	Total	\$90,000	\$1,390,376	\$1,951,312	\$1,751,636	\$1,806,000	\$180,556	\$7,079,881

City Council Regular Meeting

DEPARTMENT: Capital Engineering


FROM: Randy Morrison, P.E., Director of Capital Engineering

MEETING: April 20, 2026

SUBJECT:

Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan for Fiscal Year 2026-2030. (Final Reading) (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.4 Implement the city's Capital Improvement Program</p>

SUMMARY:

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget and capital improvement plan (CIP). Subsequently, on October 20, 2025, the Council adopted an ordinance to amend City's FY 2026-2030 CIP. Once more, on December 15, 2025, the Council adopted a resolution to amend City's FY 2026-2030 CIP. Since adopting the latest amended CIP, staff has prepared recommended updates to the CIP for Council approval. City Council approved the first reading of this ordinance on March 23, 2026.

RECOMMENDATION:

Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP).

On December 15, 2025, the Council adopted a resolution to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP).

On March 23, 2026, the Council adopted the first reading of an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP).

REFERENCE:

N/A

FISCAL IMPACT:

NA

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612



FY 2026-2030 CIP Amendment

PRESENTED TO THE CITY COUNCIL ON

MARCH 23, 2026

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY



Project #	Project Title	Change Summary	Priority Ranking
ST2_50	Neighborhood Street Rebuild Program	Neighborhood Street Program met GO Bond Amount with FY26 allocation. Shifted FY27, FY28 & FY29 GO Bond allocations to CO Bond funding.	Necessary
ST2301	Alsbery Ph. 3 - Widening to CR 914	Shifted 4A allocations for Right-of-Way acquisition from FY27 & FY28 to FY28 & FY29.	Necessary
ST2306	Hulen Widening (SH174 to Candler)	Shifted \$1,050,000 of the FY27 Water Bond Allocation to Sewer Bond since project includes sewer infrastructure.	Mandatory
ST2604	Hulen St & BNSF RR Grade Separation	Added Hulen St. & BNSF RR Grade Separation due to recently approved Funding ILA with Johnson County.	Necessary
P197405	SH174 Widening (Sch., Env. & Cons Docs)	Removed FY28 allocation and moved it to ST2801, since that funding will be for the next phase.	Mandatory
ST2503	Elk, Hillside & FM731- Ped. & Int. Improvements - Phase 1	Added new project to differentiate Phase 1 and Phase 2 Funding; Shifting \$189,596 in FY26 and \$1,109,583 in FY27 to Phase 2.	Mandatory
ST2704	Elk, Hillside & FM731- Ped. & Int. Improvements - Phase 2	Added new project to differentiate Phase 1 and Phase 2 Funding; Shifting \$189,596 in FY26 and \$1,109,583 in FY27 to Phase 2.	Mandatory
ST2801	SH174 Widening Ph.2 (Schematic and Environmental)	Added \$750,000 to FY28 that is moved from Project 197405. Lowered FY29 GO Bond amount from \$1,600,000 to \$1,130,015 in CIP to meet total GO Bond amount of \$2,330,000 for the project.	Mandatory
WA2802	Hulen Pump Station Expansion	Lowered allocation from \$3,195,604 to \$1,300,500 since project scope includes adding additional pump and possibly replacing existing pumps.	Recommended
WW2_90	Water & Sewer Rehab Program	Reduced FY26 sewer allocation by \$238,396 to shift to WW2602 to cover design & ROW cost increase.	Necessary
WW2602	FM 917 and I35W Lift Station and Force Main	Increased FY26 sewer allocation by \$238,396 to cover design & ROW cost increase above current allocation.	Recommended
DV2302	Lakewood Drive Extension	Shifted 4A allocation from FY27 to FY28 to align with project schedule and future federal funding allocation opportunities.	Necessary
DV2601	Land Bank at HCP and I35W	FY26 Allocation increased by \$26,519 to match actual costs of acquisition.	Recommended
DV2701	Hooper Business Park Sign	4A allocation removed, due to our ability to issue bonds for this project. May be cash funded in future years.	Desired

CIP Changes

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY



Project #	Project Title	Change Summary	Priority Ranking
DV2901	Future Project	Shifted 4A allocation from FY28 to FY29 to align with future project opportunities.	Recommended
PK2502	Green Ribbon Phase 1	Changed FY26 allocation to match grant award of \$400,000 and added new project for Phase 2, which captures the current \$120,750 allocation for design in FY26.	Recommended
PC2601	Green Ribbon Phase 2	Added new Green Ribbon Phase 2 project to CIP. Shifted the current FY26 design allocation of \$120,750 and added \$650,000 in FY27 to capture the grant award for construction.	Recommended
PC2602	Russell Farm - Domestic Water	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Russell Farm Master Plan completion.	Recommended
PC2603	Russell Farm - Bathroom at Chesapeake Building	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Russell Farm Master Plan completion.	Necessary
PC2652	Golf - Additional Well	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Recommended
PC2751	Golf - Pond Renovation	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Necessary
PC2851	Golf - Greens Resurface	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Necessary
PC2902	Warren Park - Park Improvements	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Warren Park Master Plan completion.	Recommended
PC2903	Bailey Lake - Low Water Crossing	Removed Project (\$231,000 FY29); Will be combined with other low water crossings and added to unprogrammed.	Recommended
FA2601	City Hall EV Charger	City Hall EV Charger Project added due to the award of a grant through NCTCOG.	Mandatory

CIP Changes

Proposed CIP Amendment FY26 – FY30

General Government CIP FY26-30

		Total Per Project							
Project #	Project Name	Prior Allocations	2026	2027	2028	2029	2030	(FY26-30)	
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds		\$750,000	\$261,876 \$0	\$750,000 \$0	\$2,597,953 \$0		\$4,359,829 \$750,000
	FA2301	Police Expansion	\$5,200,000	\$13,607,500	\$16,409,500				\$30,017,000
	197405	SH174 Widening (Schematic & Environmental)	\$449,985			\$750,000 \$0			\$750,000 \$0
	ST2306	Hulen at Wilshire Intersection	\$200,000	\$1,501,027					\$1,501,027
		Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$1,800,000	\$6,003,653					\$6,003,653
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	\$456,304	\$204,871 \$15,275	\$403,000 \$0				\$608,705 \$15,275
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2		\$189,596	\$403,834				\$593,430
	FA2601	Fire Station #4				\$2,500,000		\$13,443,000	\$15,943,000
	ST2601	FM 1902 and CR 910 Pedestrian Mobility		\$300,000	\$1,189,901				\$1,489,901
	ST2801	Wilshire Blvd. (SH174) Construction Documents (Wicker Hill to City Limits)					\$1,600,000 \$750,000		\$1,600,000 \$1,880,015
ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$3,887,711	\$11,770,242					\$11,770,242	
ST2603				\$705,749				\$705,749	
ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2			\$705,749				\$705,749	
ST2_50	Additional Pavement Rehab			\$1,000,000	\$1,000,000	\$1,000,000		\$4,000,000	
	Neighborhood Street Rebuilds	\$1,000,000		\$1,261,876	\$1,750,000	\$3,597,953	\$1,000,000	\$7,609,829	
167361	Quiet Zone at Dobson Street and County Road 714			\$1,045,541				\$1,045,541	
ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	\$3,725,410	\$259,059					\$259,059	
ST2603	Wicker Hill and Greenridge Reconstruction		\$1,200,000	\$5,700,000				\$6,900,000	
ST2651	CR 914 Reconstruction from CR 914A to CR1021		\$1,000,000					\$1,000,000	
ST2604	Hulen St. & BNSF RR Grade Separation		\$5,140,000					\$5,140,000	
FA2601	City Hall EV Charger		\$332,476	\$92,000				\$424,476	
CE2601	Two New Ambulances		\$1,326,000					\$1,326,000	
CE2602	One Replacement Street Sweeper		\$325,000					\$325,000	
CE2801	Four Replacement Ambulances				\$2,652,000			\$2,652,000	
CE2901	One New Ladder Truck					\$2,438,197		\$2,438,197	
CE2902	One New Brush Truck					\$367,332		\$367,332	
CE2903	One Replacement BearCat					\$350,000		\$350,000	
Total		\$16,719,410	\$43,719,828	\$26,808,401	\$7,652,000	\$7,883,497	\$14,443,000	\$100,506,726	

Water and Sewer CIP FY26-30

Project #	Water Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Waterline Rehabilitation		\$1,931,621	\$664,469	\$2,899,954	\$2,000,000	\$2,000,000	\$9,496,044
WA2302	12" Willow Creek Waterline Looping	\$205,818		\$924,000				\$924,000
WA2403	Upper Pressure Plane Waterline Looping	\$280,063		\$1,144,221				\$1,144,221
WA2301	Industrial Blvd Pump Station Expansion & Alsby Pump Station Decommission	\$22,779,986	\$5,082,815					\$5,082,815
WA2401	Hulen Ground Storage Tank Rehabilitation		\$152,000	\$1,354,557				\$1,506,557
WA2502	Mountain Valley EST and GST Demolition			\$84,395	\$752,233			\$836,628
ST2306	16" Hulen Street Waterline	\$464,889		\$5,853,180 \$4,803,180				\$5,853,180 \$4,803,180
WA2503	12" Waterline Loop for Mountain Valley			\$410,248	\$1,072,813			\$1,483,061
WA2306	Offsite Water Supply from Fort Worth	\$2,845,206		\$13,486,298				\$13,486,298
WA2602 WA2802	Hulen Pump Station Expansion				\$391,355 \$105,000	\$2,804,249 \$1,195,500		\$3,195,604 \$1,300,500
WA2801	New Mountain Valley 0.75 MG EST				\$475,000	\$3,200,000		\$3,675,000
WA2701	Turkey Peak Elevated Storage Tank Rehabilitation				\$200,211	\$1,437,171		\$1,637,382
WA2702	Hidden Creek Pkwy Tank Rehab				\$499,993			\$499,993
Water Total		\$26,575,962	\$7,166,436	\$22,921,368 \$22,871,368	\$6,291,459 \$6,005,204	\$9,441,520 \$7,832,671	\$2,000,000	\$49,178,968 \$45,875,679

Project #	Sewer Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Sewer Line Rehabilitation		\$1,687,839 \$1,449,443	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$13,687,839 \$13,449,443
WW2301	Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	\$3,386,196	\$24,178,034	\$3,500,000				\$27,678,034
WW2502	Parkview Dr Sewer Upsizing to 10"		\$139,285	\$1,000,558				\$1,139,843
WW2601	12" Wastewater line Replacement in Village Creek Basin (Golf Course)	\$317,776	\$2,454,224					\$2,454,224
177389	Parallel 24" Sewer from Village Creek to Oakbrook Dr.	\$783,935			\$3,780,000	\$2,310,000		\$6,090,000
WW2602	FM 917 and 35W Lift Station and Force Main		\$600,724 \$839,120	\$3,681,096				\$4,281,820 \$4,520,216
WW2605	Future Sewer Capacity Study		\$105,000					\$105,000
WW2603	Chisholm West Lift Station Force Main / Collector		\$913,500	\$6,510,000				\$7,423,500
ST2306	16" Hulen Street Sewer			\$1,050,000				\$1,050,000
WW2801	Hyder Ranch Masterplan Sewer (G-B, G-C & C-H)				\$3,465,000		\$4,462,500	\$7,927,500
WW2604	Legacy Hill Sewer Extension		\$651,000					\$651,000
Sewer Total		\$4,487,907	\$30,729,606	\$17,691,654 \$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$75,926,667 \$76,976,667
Water & Sewer Total		\$31,063,869	\$37,896,042	\$41,613,022	\$16,536,459 \$16,250,204	\$14,751,520 \$13,142,671	\$9,462,500	\$120,259,543 \$118,364,439

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	\$4,001,277		\$5,000,000 \$0	\$5,000,000	\$5,000,000		\$10,000,000
DV2302	Lakewood Drive Extension	\$1,311,915		\$4,000,000 \$0	\$4,000,000			\$4,000,000
	Hooper Business Park Sign			\$500,000				\$500,000
	Future Project				\$10,000,000 \$0	\$10,000,000		\$10,000,000
	West Side Infrastructure	\$500,000	\$5,000,000					\$5,000,000
	Land Bank at HCP and I35W		\$6,000,000 \$6,026,519					\$6,000,000 \$6,026,519
	Total	\$5,813,192	\$11,000,000 \$11,026,519	\$9,500,000 \$0	\$15,000,000 \$9,000,000	\$0 \$15,000,000	\$0	\$35,500,000 \$35,026,519

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		\$75,075					\$75,075
PC2701	Mistletoe Hill - Bathroom Addition			\$163,375				\$163,375
PK2502	Green Ribbon Phase 1	\$90,000	\$120,750 \$400,000					\$120,750 \$400,000
PC2601	Green Ribbon Phase 2		\$120,750	\$650,000				\$770,750
PC2602	Russell Farm - Domestic Water		\$21,000					\$21,000
PC2603	Russell Farm - Bathroom at Chesapeake Building		\$75,448					\$75,448
PK2602	Russell Farm - Master Plan		\$32,051					\$32,051
PC2651	Golf - Fence		\$262,500					\$262,500
PC2652	Golf - Additional Well		\$183,750					\$183,750
PC2702	Bailey Lake - New Playground			\$523,687				\$523,687
PC2703	Mistletoe Hill			\$614,250				\$614,250
PC2751	Golf - Pond Renovation			\$99,419				\$99,419
PC2709	New Community Park - Playground				\$787,500			\$787,500
PC2802	Bartlett - Playground Replacement				\$441,000			\$441,000
PC2803	Heberle - Park Improvements				\$352,800			\$352,800
PC2804	Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
PC2851	Golf - Greens Resurface				\$460,156			\$460,156
PC2901	Chisenhall - Playground Replacement					\$546,000		\$546,000
PC2902	Warren Park - Park Improvements					\$1,312,500		\$1,312,500
PC2903	Bailey Lake - Low Water Crossing					\$231,000		\$231,000
PC2904	BRiCk Roof Replacement					\$1,260,000		\$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
	Total	\$90,000	\$770,574 \$890,376	\$1,400,731 \$1,951,312	\$2,211,792 \$1,751,636	\$3,349,500 \$1,806,000	\$180,556	\$7,913,153 \$6,579,881

TIF CIP FY26-30

Project #	TIF 2 Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
	TBD							\$0
	TBD							\$0
	Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

No Changes Proposed

Proposed CIP Amended Fund Summary

FUND SUMMARY	2026	2027	2028	2029	2030	FY26-30 TOTAL
General Government Bonds	\$36,316,220	\$26,716,401	\$7,652,000	\$7,883,497	\$14,443,000	\$93,011,118
Water Bonds	\$7,166,436	\$22,871,368	\$6,005,204	\$7,832,671	\$2,000,000	\$45,875,679
Sewer Bonds	\$30,729,606	\$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$72,488,760
TIF 2 Bonds	\$0	\$0	\$0	\$0	\$0	\$0
4A Bonds	\$11,026,519	\$0	\$9,000,000	\$15,000,000	\$0	\$35,026,519
4B Bonds	\$490,376	\$1,301,312	\$1,751,636	\$1,806,000	\$180,556	\$5,529,881
Cash / Other Funding	\$7,803,608	\$742,000	\$0	\$0	\$0	\$8,545,608
Total	\$93,532,765	\$70,372,735	\$34,653,840	\$37,832,168	\$24,086,056	\$260,477,565

Council
Considerations

Consider and take possible action on an Ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.

<input checked="" type="checkbox"/>	YES
<input type="checkbox"/>	NO

Questions / Comments



ORDINANCE

AN ORDINANCE OF THE CITY OF BURLESON, TEXAS, AMENDING THE FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2026-2030; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the “City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City makes major investments on an ongoing basis in costly capital infrastructure and facilities that improve the quality of service provided by the City; and

WHEREAS, each project requires long-term investment that should only take place after due consideration of the City’s needs, service requirements, and the City’s ability to finance the projects; and

WHEREAS, on September 8, 2025, the City Council passed Ordinance CSO#5910-09-2025, which adopted the five year (FY2026-30) Capital Improvement Plan for Fiscal Year 2025-2026, and, over time, the City Council has adopted amendments thereto, including on October 20, 2025, by passing Ordinance CSO#5973-10-2025 and on December 15, 2025, by passing Resolution CSO#6011-12-2025 (collectively with amendments, the “Capital Improvement Plan for Fiscal Years 2025-2030”); and

WHEREAS, the City Council desires to amend the CIP Plan as set forth herein; and

WHEREAS, the City Council hereby finds and determines that the amendments and regulations set forth herein are in the best interest of the public and are adopted in furtherance of the public health, safety, welfare, morals, and general welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City hereby amends the Capital Improvement Plan for Fiscal Years 2025-2030, a copy of which is attached hereto as Exhibit A and incorporated herein by reference for all purposes, and approves the official Capital Improvement Plan for Fiscal Year 2025-2026.

Section 2.

The findings set forth above in the recitals of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 3.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 4.

The terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 5.

This ordinance shall become effective immediately upon its passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED this _____ day of _____, 20_____.

First Reading: the _____ day of _____, 20_____.

Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Attachments: Exhibit A

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

General Government CIP FY26-30

		Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)	
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds		\$750,000				\$750,000	
	FA2301	Police Expansion	\$5,200,000	\$13,607,500	\$16,409,500			\$30,017,000	
	197405	SH174 Widening (Schematic & Environmental)	\$449,985					\$0	
	ST2306	Hulen at Wilshire Intersection	\$200,000	\$1,501,027				\$1,501,027	
		Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$1,800,000	\$6,003,653				\$6,003,653	
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	\$427,804	\$15,275				\$15,275	
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2		\$189,596	\$403,834			\$593,430	
	FA2601	Fire Station #4				\$2,500,000		\$13,443,000	
	ST2601	FM 1902 and CR 910 Pedestrian Mobility		\$300,000	\$1,189,901			\$1,489,901	
	ST2801	Wilshire Blvd. (SH174) Construction Documents (Wicker Hill to City Limits)				\$750,000	\$1,130,015	\$1,880,015	
	ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$3,887,711	\$11,770,242				\$11,770,242	
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2			\$705,749			\$705,749	
	ST2_50	Neighborhood Street Rebuilds	\$1,000,000		\$1,261,876	\$1,750,000	\$3,597,953	\$1,000,000	
	167361	Quiet Zone at Dobson Street and County Road 714			\$1,045,541			\$1,045,541	
	ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	\$3,725,410	\$259,059				\$259,059	
	ST2603	Wicker Hill and Greenridge Reconstruction		\$1,200,000	\$5,700,000			\$6,900,000	
	ST2651	CR 914 Reconstruction from CR 914A to CR1021		\$1,000,000				\$1,000,000	
	ST2604	Hulen St. & BNSF RR Grade Separation		\$5,140,000				\$5,140,000	
	FA2601	City Hall EV Charger		\$332,476	\$92,000			\$424,476	
	CE2601	Two New Ambulances		\$1,326,000				\$1,326,000	
	CE2602	One Replacement Street Sweeper		\$325,000				\$325,000	
	CE2801	Four Replacement Ambulances				\$2,652,000		\$2,652,000	
	CE2901	One New Ladder Truck					\$2,438,197	\$2,438,197	
	CE2902	One New Brush Truck					\$367,332	\$367,332	
	CE2903	One Replacement BearCat					\$350,000	\$350,000	
	Total		\$16,690,910	\$43,719,828	\$26,808,401	\$7,652,000	\$7,883,497	\$14,443,000	\$100,506,726

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

Water and Sewer CIP FY26-30

Project #	Water Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Waterline Rehabilitation		\$1,931,621	\$664,469	\$2,899,954	\$2,000,000	\$2,000,000	\$9,496,044
WA2302	12" Willow Creek Waterline Looping	\$205,818		\$924,000				\$924,000
WA2403	Upper Pressure Plane Waterline Looping	\$280,063		\$1,144,221				\$1,144,221
WA2301	Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	\$22,779,986	\$5,082,815					\$5,082,815
WA2401	Hulen Ground Storage Tank Rehabilitation		\$152,000	\$1,354,557				\$1,506,557
WA2502	Mountain Valley EST and GST Demolition			\$84,395	\$752,233			\$836,628
ST2306	16" Hulen Street Waterline	\$464,889		\$4,803,180				\$4,803,180
WA2503	12" Waterline Loop for Mountain Valley			\$410,248	\$1,072,813			\$1,483,061
WA2306	Offsite Water Supply from Fort Worth	\$2,845,206		\$13,486,298				\$13,486,298
WA2802	Hulen Pump Station Expansion				\$105,000	\$1,195,500		\$1,300,500
WA2801	New Mountain Valley 0.75 MG EST				\$475,000	\$3,200,000		\$3,675,000
WA2701	Turkey Peak Elevated Storage Tank Rehabilitation				\$200,211	\$1,437,171		\$1,637,382
WA2702	Hidden Creek Pkwy Tank Rehab				\$499,993			\$499,993
	Water Total	\$26,575,962	\$7,166,436	\$22,871,368	\$6,005,204	\$7,832,671	\$2,000,000	\$45,875,679

Project #	Sewer Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Sewer Line Rehabilitation		\$1,449,443	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$13,449,443
WW2301	Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	\$3,386,196	\$24,178,034	\$3,500,000				\$27,678,034
WW2502	Parkview Dr Sewer Upsizing to 10"		\$139,285	\$1,000,558				\$1,139,843
WW2601	12" Wastewater line Replacement in Village Creek Basin (Golf Course)	\$317,776	\$2,454,224					\$2,454,224
177389	Parallel 24" Sewer from Village Creek to Oakbrook Dr.	\$783,935			\$3,780,000	\$2,310,000		\$6,090,000
WW2602	FM 917 and 35W Lift Station and Force Main		\$839,120	\$3,681,096				\$4,520,216
WW2605	Future Sewer Capacity Study		\$105,000					\$105,000
WW2603	Chisholm West Lift Station Force Main / Collector		\$913,500	\$6,510,000				\$7,423,500
ST2306	16" Hulen Street Sewer			\$1,050,000				\$1,050,000
WW2801	Hyder Ranch Masterplan Sewer (G-B, G-C & C-H)				\$3,465,000		\$4,462,500	\$7,927,500
WW2604	Legacy Hill Sewer Extension		\$651,000					\$651,000
	Sewer Total	\$4,487,907	\$30,729,606	\$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$76,976,667

	Water & Sewer Total	\$31,063,869	\$37,896,042	\$41,613,022	\$16,250,204	\$13,142,671	\$9,462,500	\$118,364,439
--	--------------------------------	---------------------	---------------------	---------------------	---------------------	---------------------	--------------------	----------------------

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	\$4,001,277			\$5,000,000	\$5,000,000		\$10,000,000
DV2302	Lakewood Drive Extension	\$1,311,915			\$4,000,000			\$4,000,000
	Future Project					\$10,000,000		\$10,000,000
	West Side Infrastructure	\$500,000	\$5,000,000					\$5,000,000
	Land Bank at HCP and I35W		\$6,026,519					\$6,026,519
	Total	\$5,813,192	\$11,026,519	\$0	\$9,000,000	\$15,000,000	\$0	\$35,026,519

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		\$75,075					\$75,075
PC2701	Mistletoe Hill - Bathroom Addition			\$163,375				\$163,375
PK2502	Green Ribbon Phase 1	\$90,000	\$400,000					\$400,000
PC2601	Green Ribbon Phase 2		\$120,750	\$650,000				\$770,750
PK2602	Russell Farm - Master Plan		\$32,051					\$32,051
PC2651	Golf		\$262,500					\$262,500
PC2702	Bailey Lake - New Playground			\$523,687				\$523,687
PC2703	Mistletoe Hill			\$614,250				\$614,250
PC2709	New Community Park - Playground				\$787,500			\$787,500
PC2802	Bartlett - Playground Replacement				\$441,000			\$441,000
PC2803	Heberle - Park Improvements				\$352,800			\$352,800
PC2804	Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
PC2901	Chisenhall - Playground Replacement					\$546,000		\$546,000
PC2904	BRiCk Roof Replacement					\$1,260,000		\$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
	Total	\$90,000	\$890,376	\$1,951,312	\$1,751,636	\$1,806,000	\$180,556	\$6,579,881

EXHIBIT A
 ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

TIF CIP FY26-30

Project #	TIF 2 Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
	TBD							\$0
	TBD							\$0
	Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

CIP Fund Summary

FUND SUMMARY	2026	2027	2028	2029	2030	FY26-30 TOTAL
General Government Bonds	\$36,316,220	\$26,716,401	\$7,652,000	\$7,883,497	\$14,443,000	\$93,011,118
Water Bonds	\$7,166,436	\$22,871,368	\$6,005,204	\$7,832,671	\$2,000,000	\$45,875,679
Sewer Bonds	\$30,729,606	\$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$72,488,760
TIF 2 Bonds	\$0	\$0	\$0	\$0	\$0	\$0
4A Bonds	\$11,026,519	\$0	\$9,000,000	\$15,000,000	\$0	\$35,026,519
4B Bonds	\$490,376	\$1,301,312	\$1,751,636	\$1,806,000	\$180,556	\$5,529,881
Cash / Other Funding	\$7,803,608	\$742,000	\$0	\$0	\$0	\$8,545,608
Total	\$93,532,765	\$70,372,735	\$34,653,840	\$37,832,168	\$24,086,056	\$260,477,565


City Council Regular Meeting

DEPARTMENT: City Secretary’s Office
FROM: Amanda Campos, City Secretary
MEETING: April 20, 2026

SUBJECT:

Consider and take possible action on a minute order approving an excused absence for Council Place 6 Adam Russell, for the May 18, 2026 and June 1, 2026 regular council meetings. *(Staff Contact: Amanda Campos, City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The City Charter Article III, Section 19 (d) Absences, states, unless prevented from attending by sickness, a councilmember who is absent for three consecutive regular meetings of the city council without first having obtained leave of absence from the city council at a regular meeting, is deemed to have vacated the office, and the city council shall fill the vacancy in accordance with Section 23 of this Charter. Council member Russell has notified the City Secretary of two council meeting dates where he will be absence and has requested an item be presented to the city council for an excused absence for the meetings.

The two meetings dates requested for excused absences are May 18, 2026 and June 1, 2026. Council member Russell respectfully request the council approve the dates.

RECOMMENDATION:

N/A

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

City Charter Article III The City Council,
Section 19 Terms; place numbers,
absences (d)

FISCAL IMPACT:

N/A

STAFF CONTACT:

Name: Amanda Campos
Title: City Secretary
acampos@burlesontx.com
817-426-9665 or 817-291-5846

City Council Regular Meeting

DEPARTMENT: Legal

FROM: Matt Ribitzki, Sr. Deputy City Attorney/Legal Service Director

MEETING: April 20, 2026

SUBJECT:

Consider and take possible action on a resolution authorizing participation in a new opioid settlement with the six remnant defendants (CL-2025065) and authorizing the City Manager to execute all necessary documents, including the subdivision participation and release form, in connection with the same. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director)*

SUMMARY:

A new national opioid settlement has been reached with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (Six Remnant Defendants). There is one settlement agreement covering the combined settlement with the Six Remnant Defendants.

The Remnant Defendants Settlement does not include State Attorneys General or any amount allocated to a State. Rather, this Settlement will be distributed only and directly to any Eligible Entity that participates by signing and returning the Combined Subdivision Participation and Release Form by the deadline.

To be eligible to participate, the City must return the required subdivision participation form by May 4, 2026.

OPTIONS:

- 1) Approve resolution approving settlement participation form
- 2) Deny resolution approving settlement participation form

RECOMMENDATION:

Approve the resolution approving settlement participation form

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None.

FISCAL IMPACT:

None.

STAFF CONTACT:

Matt Ribitzki
Sr. Deputy City Attorney/Legal Services Director
mribitzki@burlesontx.com
817-426-9664

Six Remnant Opioid Distributors Settlement Resolution

PRESENTED TO THE CITY COUNCIL ON
APRIL 20, 2026

- A new national opioid settlement has been reached with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc.
- There is one settlement agreement covering the combined settlement with the Six Remnant Defendants.
- The national opioid settlement administrator has now contacted subdivision across the state about joining the agreement.
- By signing onto the settlement agreement and executing a release, the City will be entitled to a portion of the settlement funds.
- The deadline join this settlement is May 4, 2026.

- At this time, it is not known how much the City will receive from this settlement. The amount of the settlement depends on a variety of factors, including the number of participating entities.
- The use of opioid settlement funds are restricted to specific opioid remediation and prevention uses, including treatment and coordination of care, prevention of opioid usage, overdose prevention, and data and research. While these categories are broad, specific uses can include continuing education and training for first responders related to appropriate practices and precautions when dealing with opioids and fentanyl.
- Over the last three years, the City has received \$102,136.45 from previous opioid settlements.
- At this time, the City has not used any of the opioid funds received.

Approve or Deny a Resolution:

- Approving the national opioid settlement with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, AUTHORIZING PARTICIPATION IN A NEW NATIONAL OPIOID SETTLEMENT WITH CERTAIN REGIONAL PHARMACEUTICAL DISTRIBUTORS AND DISPENSERS (THE “SIX REMNANT DEFENDANTS”), IDENTIFIED AS CL-2025065; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE CITY’S PARTICIPATION, INCLUDING THE COMBINED SUBDIVISION PARTICIPATION AND RELEASE FORM; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the “City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, a new national opioid settlement has been reached with six regional pharmaceutical distributors and dispensers, specifically Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., L.L.C., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc. (including its subsidiaries), collectively referred to as the “Six Remnant Defendants”; and

WHEREAS, the settlement arises from the national opioid litigation styled In re: National Prescription Opiate Litigation, MDL No. 2804, pending in the United States District Court for the Northern District of Ohio; and

WHEREAS, the settlement provides for monetary payments to eligible participating local governmental entities for purposes of abating opioid-related harms, with funds to be used solely for approved opioid remediation strategies; and

WHEREAS, participation in the settlement requires the City to execute a Combined Subdivision Participation and Release Form, pursuant to which the City will elect to participate in the settlement and release certain claims against the Six Remnant Defendants; and

WHEREAS, the City Council finds that participation in this settlement is in the best interest of the City and its residents, as it will provide additional resources to address the impacts of the opioid epidemic; and

WHEREAS, additional opioid-related settlements may be presented in the future requiring timely action to preserve the City’s eligibility to receive settlement funds;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1

The City hereby approves participation in the national opioid settlement with the Six Remnant Defendants, identified as CL-2025065. The City Manager, or designee, is hereby authorized to execute all documents necessary to effectuate the City's participation in the settlement, including but not limited to the Combined Subdivision Participation and Release Form, and any related agreements, certifications, or submissions required to receive settlement funds. The City Manager, or designee, is further authorized to take all actions necessary to implement and administer the City's participation in this settlement, including submission of required information through any designated settlement portal.

Section 2

This resolution shall become effective immediately upon passage.

PASSED AND SO RESOLVED by the City Council of the City of Burleson, Texas, this _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney


City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony D. McIlwain, Director
MEETING: April 20, 2026

SUBJECT:

Consider and take possible action on an ordinance amending Section 10-104, “Contractor Registration Procedures,” of Division 4, “Electrical Licensing and Contractor Registration,” of Article II, “Administration,” of Chapter 10, “Buildings and Building Regulations,” of the Code of Ordinances. (Final Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning; providing business – friendly environment; continuing efficient development review process; and enhancing partnership with the development community.</p>

SUMMARY:

Texas House Bill (HB) 871, which took effect on September 1, 2021, prohibits municipalities from charging a registration fee to state-licensed air conditioning and refrigeration contractors for work performed in the municipality or for providing notice to the municipality that the contractors have obtained a state license. The City has been compliant with state law and this action updates the text within the Code of Ordinances.

This ordinance amends Subsection (b)(3), “Mechanical Contractors,” of Section 10-104, “Contractor Registration Procedures,” of Division 4, “Electrical Licensing and Contractor Registration,” of Article II, “Administration,” of Chapter 10, “Buildings and Building Regulations,” of the Code of Ordinances, to read as follows:

“(3) Mechanical contractors. There are no licensing requirements for air conditioning and refrigeration contractors. To be eligible for registration, a mechanical contractor shall not be simultaneously employed by, or providing services for, any other business entity for the purpose of obtaining permits from the city.”

Additionally, this ordinance amends Subsection (g), "Fees," of Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances, City of Burleson by adding Subsection (4) to read as follows:

"(g) Fees. There shall be no fee for the registration required by this section. Nothing in this subsection shall be construed as to prohibit the city from collecting any building permit fee."

RECOMMENDATION:

Staff recommends approval of the ordinance amendment.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

March 23, 2026: Council approved the first reading of the ordinance.

REFERENCE:

[Texas Occupations Code Section 1302.304 – Municipal Fees](#)

FISCAL IMPACT:

None; staff has not been collecting registration fees.

STAFF CONTACT:

Tony D. McIlwain, AICP,CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684



Ordinance Amendment: Chapter 10, Buildings and Building Regulations

CITY COUNCIL– 4.20.26

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

BACKGROUND

- Texas House Bill (HB) 871, which took effect on September 1, 2021, prohibits municipalities from charging a registration fee to state-licensed air conditioning and refrigeration contractors for work performed in the municipality or for providing notice to the municipality that the contractors have obtained a state license.
- Texas Occupations Code Section 1302.304 contains the language from HB 871.
- The City has been compliant with state law, and this action updates the text within the Code of Ordinances.

PURPOSE

➤ This ordinance amends Subsection (b)(3), “Mechanical Contractors,” of Section 10-104, “Contractor Registration Procedures,” of Division 4, “Electrical Licensing and Contractor Registration,” of Article II, “Administration,” of Chapter 10, “Buildings and Building Regulations,” of the Code of Ordinances, to read as follows:

“(3) Mechanical contractors. There are no licensing requirements for air conditioning and refrigeration contractors. To be eligible for registration, a mechanical contractor shall not be simultaneously employed by, or providing services for, any other business entity for the purpose of obtaining permits from the city.”

PURPOSE

➤ Additionally, this ordinance amends Subsection (g), “Fees,” of Section 10-104, “Contractor Registration Procedures,” of Division 4, “Electrical Licensing and Contractor Registration,” of Article II, “Administration,” of Chapter 10, “Buildings and Building Regulations,” of the Code of Ordinances, City of Burleson by adding Subsection (4) to read as follows:

“(g) Fees. There shall be no fee for the registration required by this section. Nothing in this subsection shall be construed as to prohibit the city from collecting any building permit fee.”

Staff Recommendation

- Staff recommends approval of the ordinance amendment.

ORDINANCE

AN ORDINANCE FOR THE CITY OF BURLESON, TEXAS, AMENDING SECTION 10-104, "CONTRACTOR REGISTRATION PROCEDURES," OF DIVISION 4, "ELECTRICAL LICENSING AND CONTRACTOR REGISTRATION," OF ARTICLE II, "ADMINISTRATION," OF CHAPTER 10, "BUILDINGS AND BUILDING REGULATIONS," OF THE CODE OF ORDINANCES, CITY OF BURLESON, TEXAS, BY CLARIFYING THE REQUIREMENTS FOR REGISTRATION OF AIR CONDITIONING AND REFRIGERATION CONTRACTORS IN ACCORDANCE WITH STATE LAW; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Texas House Bill 871, adopted during the 2021 legislative session, prohibits municipalities from charging a registration fee to state-licensed air conditioning and refrigeration contractors for work performed in the municipality or for providing notice to the municipality that the contractors have obtained a state license; and

WHEREAS, the City Council desires to amend the City's regulations pertaining to contractors that do not comply with state law; and

WHEREAS, pursuant to Section 2-4(b) of the Code of Ordinances, City of Burleson, Texas, the City Council must consider and approve ordinance amendments at two separate sessions of the City Council unless an exception applies, and no such exception applies to this ordinance; and

WHEREAS, the City Council has determined that the proposed ordinance amendment promotes the health, safety, and the general welfare within the City of Burleson and is in the best interest of the City of Burleson.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

SECTION 1.

Subsection (b)(3), "Mechanical Contractors," of Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

"(3) Mechanical contractors. There are no licensing requirements for air conditioning and refrigeration contractors. To be eligible for registration, a mechanical contractor shall not be simultaneously employed by, or providing services for, any other business entity for the purpose of obtaining permits from the city."

SECTION 2.

Subsection (g), “Fees,” of Section 10-104, “Contractor Registration Procedures,” of Division 4, “Electrical Licensing and Contractor Registration,” of Article II, “Administration,” of Chapter 10, “Buildings and Building Regulations,” of the Code of Ordinances, City of Burleson is hereby amended to read as follows:

“(g) Fees. There shall be no fee for the registration required by this section. Nothing in this subsection shall be construed as to prohibit the city from collecting any building permit fee.”

SECTION 3.

This Ordinance shall be cumulative of all provisions of the City, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED:

First Reading: the _____ day of _____, 20_____.

Second Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM & LEGALITY:

E. Allen Taylor, Jr., City Attorney

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: April 20, 2026

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending the City's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances relating to a Heavy & High Energy industrial district. *(First Reading)(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning.</p>

SUMMARY:

The proposed HI, Heavy & High Energy industrial district is established to accommodate industrial development, which represents a type of economic development appropriate for the diversification of the employment base of the city. The range of industry which may be classified as industrial is rapidly expanding as a result of developments in modern technology. To take full advantage of new industrial potential for clean compatible types of industry, performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration.

This zoning district also incorporates certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts

The ordinance contains “by-right” primary land use categories as well as categories requiring approval of a specific use permit (SUP) and site plan. The city council shall consider whether additional landscaping, buffering, screening, noise and glare mitigation, or other general

performance standards are required to mitigate noise and/or visual impacts to the community and surrounding neighborhood and properties. Additionally, there is a buffer requirement that is specific to high energy uses.

RECOMMENDATION:

The Planning and Zoning recommends approval of the ordinance with the following revisions:

(j) Buffer: The closest portion of any building, vertical subordinate equipment, or other structure requiring approval of a specific use permit shall be five hundred (500) feet from the nearest boundary of any district allowing residential uses and two hundred and fifty (250) feet from the nearest boundary of any retail or commercial zoning district.

Staff recommends approval of the draft ordinance.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

January 20, 2026: Staff provided a briefing to the Council on data centers. Staff received direction to begin drafting a Heavy Industrial Zoning District to account for high energy uses.

February 24, 2026: Staff provided a briefing to the Planning and Zoning Commission on data centers.

March 24, 2026: The Planning and Zoning Commission conducted a public hearing and recommended approval of the ordinance (with revisions) by a vote of 8 to 1.

REFERENCE:

Insert CSO# if applicable
Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a
Account Number(s): n/a
Fund: n/a
Account Description: n/a
Procurement Method: n/a

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684



Heavy & High Energy Industrial District

PRESENTED TO CITY COUNCIL– 4.20.26

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

Purpose

- Staff previously briefed the Commission on data centers and Council's direction to implement a new zoning category to account for high energy uses.
- The proposed Heavy & High Energy industrial district (HI) is to incorporate certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts.
- Performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration.

PRIMARY USE CATEGORIES (“BY RIGHT”)

Aviation and Passage Terminals	Basic Utilities	Commercial Parking	Heavy Industrial Services
Light Industrial Services	Manufacturing and Production	Office	Quick Vehicle Services
Radio Frequency Transmission Facilities	Rail Lines and Utility Corridors	Religious Institutions	Retail Sales and Services
Self Service Storage	Vehicle Repairs	Warehouse and Freight Movement	Wholesales Sales

SPECIFIC USE PERMIT (SUP) CATEGORIES

Detention Facilities	Mining	Sexually Oriented Businesses	Waste Related Collection, Transfer or Disposal Facilities
Coal Power Plant	Data Centers	Electrical Power Plant	Geothermal Power Plant
Hydro/Hydro-Electric Power Plant	Natural Gas Plant	Nuclear Power Plant	Solar Panel Field (Electric Fields)
Thermal Power Plant	Wind Farms		

SITE PLAN REQUIREMENT AND BUFFER

- Any use requiring approval of a SUP also requires approval of a site plan. The city council shall consider whether additional landscaping, buffering, screening, noise and glare mitigation, or other general performance standards are required to mitigate noise and/or visual impacts to the community and surrounding neighborhood and properties.
- Additionally, the closest portion of any building or other structure requiring approval of a specific use permit shall be two hundred (200) feet from the nearest boundary of any district allowing residential uses and one hundred (100) feet from the nearest boundary of any retail or commercial zoning district.

Recommendation

➤ The Planning and Zoning Commission conducted a public hearing and recommended approval of the ordinance by a vote of 8 to 1, with the following revisions:

(j) Buffer: The closest portion of any building, vertical subordinate equipment, or other structure requiring approval of a specific use permit shall be five hundred (500) feet from the nearest boundary of any district allowing residential uses and two hundred and fifty (250) feet from the nearest boundary of any retail or commercial zoning district.

➤ Staff recommends approval of the ordinance.

Questions / Comments

Tony D. McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

ORDINANCE

AN ORDINANCE AMENDING APPENDIX B ZONING, OF THE CITY OF BURLESON, TEXAS CODE OF ORDINANCES BY ADDING A HEAVY AND HIGH ENERGY INDUSTRIAL DISTRICT; PROVIDING FOR THE INCORPORATION OF THE RECITALS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE CODICIATION INTO THE CODE OF ORDINANCES; FINDING THAT MEETINGS AT WHICH THIS ORDINANCE WERE PASSED COMPLIED WITH LAW; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Burleson has adopted Ordinance B-582 (A0508), being Appendix B - Zoning Ordinance, Code Of Ordinances, City of Burleson, which establishes zoning regulations and districts in accordance with the City's comprehensive land use plan in order to promote health, safety, morals and the general welfare within the City of Burleson; and

WHEREAS, the City Council finds that this ordinance is a “proposed comprehensive zoning change” in that it will adopt a new zoning code that will apply to the entire municipality by amending the current Zoning Ordinance by adopting a new zoning classification district; and

WHEREAS, the City Council finds that the Planning and Zoning Commission of Burleson, Texas, held a public hearing, notice for said hearing having been given not less than ten (10) days before the date set for the hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality, and voted 8 to 1 to recommend approval to the City Council of Burleson, Texas, that the ordinance be approved; and

WHEREAS, the City Council finds that the City Council held a public hearing, said notice was given of the further public hearing to consider the advisability of amending the Zoning Ordinance as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality, and by posting such notice to the City’s Internet website; and

WHEREAS, the City Council finds that the City has complied with the notification requirements of the Texas Local Government Code and the Burleson Zoning Ordinance; and

WHEREAS, the City Council finds that all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed zoning amendment and the City Council of the City of Burleson, Texas, have found and determined that this amendatory Ordinance should

be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended by adding Section 80, “HI, heavy and high energy industrial district” to read as follows:

“Section 80. HI, heavy and high energy industrial district.

80-100. Purpose. The HI, heavy and high energy industrial district is established to accommodate industrial development, which represents a type of economic development appropriate for the diversification of the employment base of the city. The range of industry which may be classified as industrial is rapidly expanding as a result of developments in modern technology. To take full advantage of new industrial potential for clean compatible types of industry, performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration. This zoning district also incorporates certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts. To limit the cumulative impact that these businesses may have on the City, the City has determined that such businesses shall only be permitted within the boundaries of this District. The City will impose conditions on businesses to mitigate impacts from high energy consumption and other environmental impacts that may result from these businesses.

80-105. Primary uses allowed. In the HI, heavy and high energy industrial district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

- (a) Primary uses allowed:
 - Aviation and Passage Terminals
 - Basic Utilities
 - Commercial Parking
 - Heavy Industrial Services
 - Light Industrial Services
 - Manufacturing and Production
 - Office
 - Quick Vehicle Services
 - Radio Frequency Transmission Facilities
 - Rail Lines and Utility Corridors
 - Religious Institutions
 - Retail Sales and Services
 - Self Service Storage

Vehicle Repairs
Warehouse and Freight Movement
Wholesales Sales

80-110. Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

The city council shall consider whether additional landscaping, buffering, screening, noise and glare mitigation, or other general performance standards are required to mitigate noise and/or visual impacts to the community and surrounding neighborhood and properties. Noise barriers shall use sound absorbing, rather than reflective, materials.

(a) Uses allowed with a specific use permit:

Detention Facilities

Mining

Sexually oriented businesses

Waste related collection, transfer or disposal facilities

High Energy Industrial (as listed below):

1. Coal power plant
2. Data centers (greater than 20,000 sq feet or 20 MW of electricity)
3. Electrical power plant
4. Geothermal power plant
5. Hydro/hydro-electric power plant
6. Natural gas plant
7. Nuclear power plant
8. Solar panel field (Electric fields)
9. Thermal power plant
10. Wind farm

80-115. Height requirements. No building shall exceed two stories or 35 feet except as permitted by section 133, special height requirements.

80-120. Development regulations. In the HI, heavy and high energy industrial district, the following regulations apply to all uses.

- (a) Lot size: None.
- (b) Depth of front yard: 40 feet minimum.
- (c) Depth of rear yard adjacent to commercial or industrial districts: 40 feet minimum.
- (d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: 50 feet minimum.
- (e) Width of side yard adjacent to commercial or industrial districts: 20 feet minimum.
- (f) Width of side yard adjacent to residential district whether separated by an alley or not: 25 feet minimum.
- (g) Width of side yard adjacent to side street: 20 feet minimum.
- (h) Width of lot: None.

- (i) Depth of lot: None.
- (j) Buffer: The closest portion of any building or other structure requiring approval of a specific use permit shall be two hundred (200) feet from the nearest boundary of any district allowing residential uses and one hundred (100) feet from the nearest boundary of any retail or commercial zoning district.
- (k) Location criteria for sexually oriented businesses: See Chapter 14, Sections 14-473 and 14-474, Burleson Code of Ordinances.

80-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

80-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

80-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

80-140. General performance standards HI, heavy and high energy industrial district. All uses in the HI, heavy and high energy industrial district shall conform in operation, location and construction to the performance standards for noise, odorous matter, toxic and noxious matter, glare, smoke, particulate matter and other air contaminants, fire and explosive or hazardous matter, vibration, open storage and glare as contained in this section.

- (a) *Smoke.* The requirements of the state law and regulations.
- (b) *Particulate matter.* The requirements of the state law and regulations.
- (c) *Odor.* No operation shall permit odors to be released which are detectable at the property line and which offensively affect the sense of smell.
- (d) *Toxic material.* The emission of toxic and noxious materials shall not produce concentrations exceeding ten percent of threshold limit values for toxic materials in industry as set forth in "Threshold Limit Values" for the current year as adopted at the annual meeting of the American Conference of Governmental Industrial Hygienists, at a zone boundary line.
- (e) *Glare.* All artificial light sources shall be shielded so as to prevent direct rays of light from crossing a zoning district boundary line.
- (f) *Vibration.* Any industrial operation or activity which shall cause at any time and at any point along the nearest adjacent property line, earth born vibrations in excess of the limits set forth in the table below are prohibited. Vibrations shall be expressed as resultant displacement in inches.

Frequency (Cycles per Second)	Maximum Displacement (Inches)
Below 10	0.0008
10-20	0.0005
20-30	0.0002
30-40	0.0002
40 and over	0.0001

This tabulation is for steady state vibration; this is defined as continuous vibration in contrast to discrete pulses. Impact vibration, that is, discrete pulses which do not exceed 100 pulses per minute, must not produce in excess of twice (two times) the displacement stipulated above.

(g) *Noise.* At no point, either on the boundary of the zone or at 125 feet from the property line of the plant or operation, whichever distance is greater, shall the sound pressure level of any operation of plant (other than background noises produced by sources not under control of these plant operation such as the operation of motor vehicles or other transportation facilities) exceed the decibel limits in the octave bands designated below:

Octave Band Frequency (Cycles per Second)	Maximum Permitted Sound Level in Decibels Along Residence District Boundaries or 125 Feet from Plant or Operation Lot Line
	<i>Light Industrial</i>
0—75	67
75—150	62
150—300	58
300—600	54
600—1,200	49
1,200—2,400	45
2,400—4,800	41
Above 4,800	37

Sound levels shall be measured with a sound-level meter and associated octave band filter, manufactured and calibrated according to standards prescribed by the American Standards Association. Measurements shall be made using the flat or C network of the sound level meter and the fast meter movement of the octave band analyzer.

Impulsive type noises capable of being so measured, which cause rapid fluctuations of the needle of the sound-level meter must have a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular and intermittent nature, shall be controlled so as not to become a nuisance to adjacent users.

(h) *Fire hazards.* The storage, use or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted in accordance with applicable city codes and ordinances. The storage, use or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted in accordance with applicable city codes and ordinances provided the following condition is met:

1. Materials or products shall be stored, used or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

2. The storage, use, or manufacture of flammable liquids or gases which produce flammable or explosive vapors, shall be permitted in [accordance] with (exclusive of storage of finished products in original sealed containers) the city's fire code as interpreted by the city fire marshal.

(i) *Water pollution.* No operation or activity shall discharge or cause to be discharged, liquid or solid waste into public waters unless in conformance with the provisions of the state laws and regulations.

(j) *Liquid or solid waste.* No discharge at any point will be allowed into any public sewer, private sewer disposal system.”

Section 2.

The findings set forth above in the recitals of this Ordinance are incorporated into the body of this Ordinance as if fully set forth herein.

Section 3.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 4.

The terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 5.

Any complaint, notice, notice of violation, action, cause of action, hearing request, appeal, or claim which prior to the effective date of this Ordinance that has been initiated or arisen under or pursuant to any other ordinance(s) shall continue to be governed by the provision of that ordinance or ordinances, and for that purpose that ordinance or ordinances shall be deemed to remain and shall continue in full force and effect.

Section 6.

That it is the intention of the City Council and is hereby ordained that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Burleson, and that the sections of this ordinance may be renumbered or relettered to accomplish such intention.

Section 7.

That it is hereby officially found and determined that the meetings at which this ordinance is passed were open to the public and that public notice of the time, place, and purpose of said meetings were given as required by law.

Section 8.

Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9.

Pursuant to Section 36 of the Charter of the City of Burleson, that this ordinance shall take effect after its passage and publication, and that the City Secretary is hereby directed to give notice of the passage of this ordinance by causing the caption or title and the penalty clause of this ordinance to be published once in a newspaper of general circulation in the city and on the city's website.

PASSED AND APPROVED:

First Reading: the _____ day of _____, 20_____.

Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM & LEGALITY:

E. Allen Taylor, Jr., City Attorney


City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony D. McIlwain, Director
MEETING: April 20, 2026

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending Section 50, "Definitions," of Article II of Appendix B, "Zoning," of the Code of Ordinances by amending the definition of Home Occupation by adding a new definition of No-Impact Home Based Business in accordance with State law. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning; providing business – friendly environment; continuing efficient development review process; and enhancing partnership with the development community.</p>

SUMMARY:

House Bill (HB) 2464, adopted by the 89th Texas Legislature, amends the Texas Local Government Code to limit how municipalities may regulate certain home-based businesses. The bill aims to reduce "red tape" for entrepreneurs, allowing for easier, lower-cost home-based business operations without needing government permission.

Effective September 1, 2025, the law prohibits cities from requiring rezoning, special permits, or restrictive parking or occupancy standards for a home-based business that qualifies as a "no-impact home-based business," meaning it does not create additional traffic, noise, or visual impacts beyond typical residential use. The law does not apply to businesses that sell alcohol/illegal drugs, operate as sexually oriented businesses, or violate local noise ordinances. It also does not override private HOA deed restrictions.

The current home occupation regulations of the City of Burleson do not fully comply with this state law. The proposed ordinance amendment would allow home-based businesses that meet the

statutory definition of a “no-impact home-based business” and bring the City’s regulations into compliance with state requirements.

RECOMMENDATION:

Staff recommends approval of the ordinance amendment.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

March 24, 2026: The Planning and Zoning Commission conducted a public hearing and unanimously recommended approval of the ordinance.

REFERENCE:

[Texas Constitution and Statutes](#)

FISCAL IMPACT:

None

STAFF CONTACT:

Tony D. McIlwain, AICP,CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Ordinance Amendment: Home Occupation/No-Impact Home Based Business

PRESENTED TO CITY COUNCIL– 4.20.26

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

BACKGROUND

- House Bill (HB) 2464, adopted by the 89th Texas Legislature, amends the Texas Local Government Code to limit how municipalities may regulate certain home-based businesses.
- The bill aims to reduce "red tape" for entrepreneurs, allowing for easier, lower-cost home-based business operations without needing government permission.
- Effective September 1, 2025, the law prohibits cities from requiring rezoning, special permits, or restrictive parking or occupancy standards for a home-based business that qualifies as a “no-impact home-based business,” meaning it does not create additional traffic, noise, or visual impacts beyond typical residential use.
- The law does not apply to businesses that sell alcohol/illegal drugs, operate as sexually oriented businesses, or violate local noise ordinances. It also does not override private HOA deed restrictions.

PURPOSE

- The current home occupation regulations of the City of Burleson do not fully comply with this state law.
- The proposed ordinance amendment would allow home-based businesses that meet the statutory definition of a “no-impact home-based business” and bring the City’s regulations into compliance with state requirements.
- Specifically, the proposed ordinance adds a new subsection 10 to the definition of **Home Occupation** to read as follows:

“(10) A home occupation that falls under the definition of a No-Impact Home Based Business shall be permitted.”

PURPOSE

➤ Additionally, the following definition of **No-Impact Home Based Business** is added:

An occupation conducted in a dwelling unit that:

- 1) Has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property;
- 2) Does not generate on-street parking or a substantial increase in traffic through the area;
- 3) Operates in a manner in which none of its activities are visible from a street; and
- 4) Does not substantially increase noise in the area or violate the city's noise ordinance.

This definition does not include the sell of alcohol or illegal drugs, structured sober living homes, sexually oriented businesses, or short-term rentals.”

Recommendation

- The Planning and Zoning Commission conducted a public hearing and unanimously recommended approval of the ordinance.

- Staff recommends approval of the ordinance amendment.

Questions / Comments

Tony D. McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

ORDINANCE

AN ORDINANCE FOR THE CITY OF BURLESON, TEXAS, AMENDING SECTION 50, “DEFINITIONS,” OF ARTICLE II, “DEFINITIONS,” OF APPENDIX B, “ZONING,” OF THE CODE OF ORDINANCES, CITY OF BURLESON, TEXAS, BY AMENDING THE DEFINITION OF HOME OCCUPATION AND BY ADDING A NEW DEFINITION OF NO-IMPACT HOME BASED BUSINESS IN ACCORDANCE WITH STATE LAW; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas, (the “City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Texas House Bill 2464, adopted during the 2025 legislative session, limits city authority to regulate no-impact home-based businesses; and

WHEREAS, the City Council desires to amend the City’s regulations on home occupations that do not comply with state law; and

WHEREAS, pursuant to Section 2-4(b) of the Code of Ordinances, City of Burleson, Texas, the City Council must consider and approve ordinance amendments at two separate sessions of the City Council unless an exception applies, and no such exception applies to amendments of the City’s zoning ordinance; and

WHEREAS, the City Council has determined that the proposed ordinance amendment promotes the health, safety, and the general welfare within the City of Burleson and is in the best interest of the City of Burleson.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

SECTION 1.

Section 50, “Definitions,” of Article II, “Definitions,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended by adding Subsection 10 to the definition of Home Occupation to read as follows:

“(10) A home occupation that falls under the definition of a No-Impact Home Based Business shall be permitted.”

SECTION 2.

Section 50, “Definitions,” of Article II, “Definitions,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended by adding a new definition of No-Impact Home Based Business to read as follows:

“NO-IMPACT HOME BASED BUSINESS

An occupation conducted in a dwelling unit that:

- (1) Has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property;
- (2) Does not generate on-street parking or a substantial increase in traffic through the area;
- (3) Operates in a manner in which none of its activities are visible from a street; and
- (4) Does not substantially increase noise in the area or violate the city's noise ordinance.

This definition does not include the sell of alcohol or illegal drugs, structured sober living homes, sexually oriented businesses, or short-term rentals.”

SECTION 3.

This Ordinance shall be cumulative of all provisions of the City, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED: the _____ day of _____, 20_____.

First Reading: the _____ day of _____, 20_____.

Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM & LEGALITY:

E. Allen Taylor, Jr., City Attorney

City Council Regular Meeting

DEPARTMENT: Capital Engineering


FROM: Randy Morrison, PE, Director of Capital Engineering

MEETING: April 20, 2026

SUBJECT:

Consider the use of eminent domain to condemn property and consider Resolution No. 6106-04-2026 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property for the Town Creek Basin Parallel Interceptor Sewer Line project (WW2301) to serve existing and new development in the City. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.4 Implement the city's Capital Improvement Program 2.5 Develop and maintain facilities and utility services</p>

SUMMARY:

The current water/wastewater masterplan recommends an additional parallel interceptor sewer line placed along the same alignment as the existing interceptor line to accommodate forecasted demands within the Town Creek service basin. The Town Creek Basin Parallel Interceptor Sewer Line construction project will include installation of a 36-inch to 60-inch parallel sewer pipeline along Village Creek.

In association with the Town Creek Basin Parallel Interceptor Sewer Line project, easements need to be acquired prior to construction. Eighteen (18) unique parcels were identified for acquisition. There are four permanent easements and eight temporary easements with private property owners, two permanent easements with City of Burleson, and four temporary easements with the City of Fort Worth.

RECOMMENDATION:

Consider and take possible action on a Resolution authorizing the commencement of negotiations and, if necessary, the filing of eminent domain proceedings for the purpose of acquiring property for use by the City for the construction of the Town Creek Basin Parallel Interceptor Sewer Line project (WW2301) to serve existing and new development in the City and for other public purposes permitted by law.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burllesontx.com
817-426-9612

TOWN CREEK BASIN PARALLEL INTERCEPTOR SEWER LINE

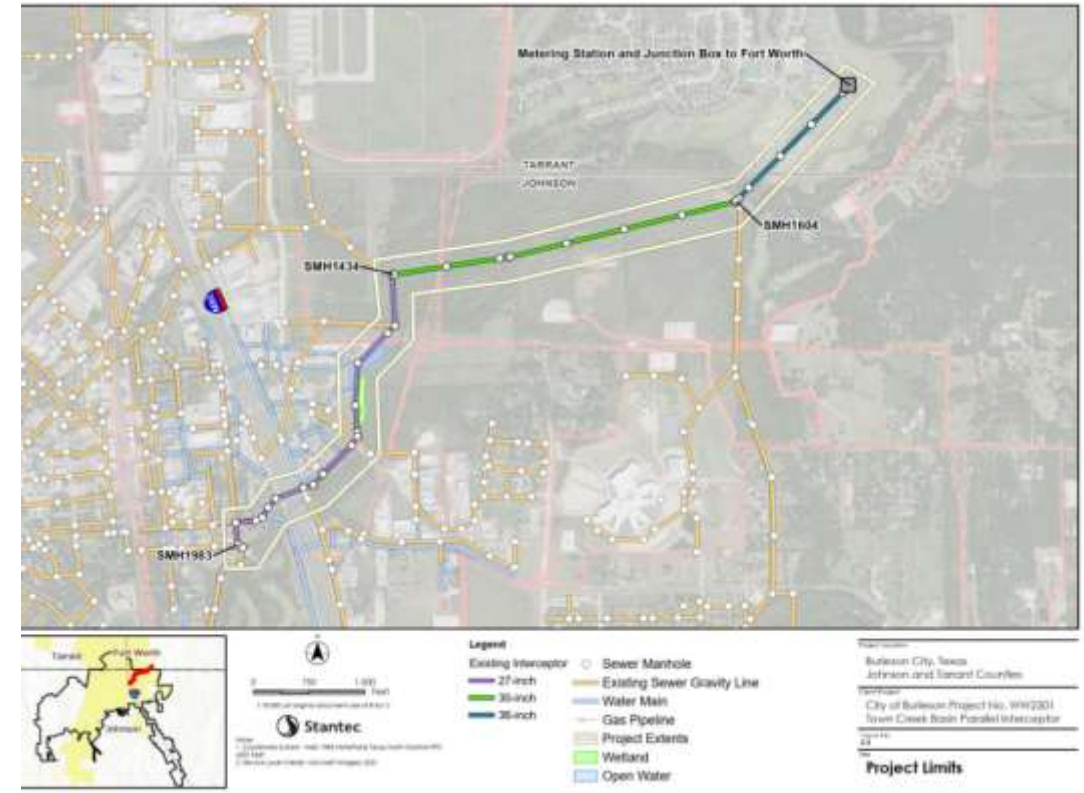
Resolution Authorizing Eminent Domain

PRESENTED TO THE CITY COUNCIL

APRIL 20, 2026

Project Background

- Project includes design and construction of a 36"-60" parallel sanitary sewer interceptor pipeline along Village Creek.
- The existing interceptor line was constructed in 2003 and replaced the initial interceptor that metered all of the City's wastewater flows.
- The proposed interceptor will start at the corner of Scott Street and Rigney Way just west of I-35, traverse under I-35, cross Renfro street and extend approximately 2 miles to the northeast, terminating at the Southern Oaks Golf Course.



Project Background

- These interceptor improvements will meet forecasted demands within the Town Creek service basin and is necessary for future developments, such as Chisholm Summit and Tall Grass.
- The improvements constructed with the project increases capacity in the City's system to service the capacity that has already been secured with the City of Fort Worth (25 MGD Peak Wet Weather Flow)



Summary of Proposed Acquisition

- 18 individual acquisitions needed
 - four permanent easements with private property owners (0.3431 acres)
 - two permanent easements with the City of Burleson (0.2486 acres)
 - eight temporary easements with private property owners (5.5836 acres)
 - Four temporary easements with the City of Fort Worth (1.0967 acres)
- Total of 7.2720 acres
- Consultant assistance for surveys, appraisals, document preparation and negotiations

Action Requested

Consider and take possible action on a Resolution authorizing the commencement of negotiations and, if necessary, the filing of eminent domain proceedings for the purpose of acquiring property for use by the City for the construction of the Town Creek Basin Parallel Interceptor Sewer Line project (WW2301) to serve existing and new development in the City and for other public purposes permitted by law.

Questions/Comments

Randy Morrison, PE

Director of Capital Engineering

rmorrison@burlesontx.com

817-426-9612

RESOLUTION NO. 6106-04-2026

A RESOLUTION OF THE CITY OF BURLESON, TEXAS AUTHORIZING THE COMMENCEMENT OF NEGOTIATIONS AND, IF NECESSARY, THE FILING OF EMINENT DOMAIN PROCEEDINGS FOR THE PURPOSE OF ACQUIRING PROPERTY FOR USE BY THE CITY FOR THE CONSTRUCTION OF TOWN CREEK BASIN PARALLEL INTERCEPTOR SEWER LINE PROJECT (WW2301) TO SERVE EXISTING AND NEW DEVELOPMENT IN THE CITY AND FOR OTHER PUBLIC PURPOSES PERMITTED BY LAW.

WHEREAS, the City of Burleson, Texas, (the “City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City is in the process of Town Creek Basin Parallel Interceptor Sewer Line Project (WW2301) to serve existing and new development in the City (the “Project”); and

WHEREAS, in order to complete construction of the Project, it is necessary for the City to acquire certain land and easements from the property owners who own land across which the Project will be located; and

WHEREAS, the City has contacted the owners of the following properties in order to negotiate the acquisition of the following tracts of land that is necessary to the construction of the Project:

- A 0.0590 ACRE (2,568 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.883 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION GENERAL WARRANTY DEED WITH VENDOR’S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER D219296596, OFFICAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); and
- A 0.0249 ACRE (1,083 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR’S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.0537 ACRE (2,339 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR’S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and

- A 0.0903 ACRE (3,935 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.1152 ACRE (5,018 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.741 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED TAX RESALE SPECIAL WARRANTY DEED TO STEPHEN M. EISNER, ET AL, RECORDED IN VOLUME 3815, PAGE 917, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.2486 ACRE (10,829 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 4R, BLOCK 1 OF SALAM PARK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 217, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.); A PORTION OF LOT 1, BLOCK 1 OF HIDDEN CREEK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 217, P.R.J.C.T., SAME BEING A PORTION OF A CALLED 19.999 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF BURLESON, RECORDED IN VOLUME 3747, PAGE 114, DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF BURLESON, RECORDED IN INSTRUMENT NUMBER 2010-22820, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.1285 ACRE (5,599 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.741 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED TAX RESALE SPECIAL WARRANTY DEED TO STEPHEN M. EISNER, ET AL, RECORDED IN VOLUME 3815, PAGE 917, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.1199 ACRE (5,223 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and

- A 0.5659 ACRE (24,651 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.5668 ACRE (24,692 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 8.565 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LANDMARK EQUITIES, LLC, RECORDED IN VOLUME 2332, PAGE 615, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.5351 ACRE (23,310 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1 OF VILLAGE CREEK ADDITION, AN ADITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 855, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO SREIT FITZROY BURLESON, LLC, RECORDED IN INSTRUMENT NUMBER 2022-16540, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.0850 ACRE (3,704 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 5.085 ACRE TRACT OF LAND (TRACT ONE) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1242, PAGE 203, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.0702 ACRE (3,057 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.0079 ACRE (344 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME

1215, PAGE 740, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and

- A 0.4763 ACRE (20,750 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.2446 ACRE (10,655 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 30.509 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1240, PAGE 856, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 1.1384 ACRE (49,587 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1 OF JE WHITE ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2022-165, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A PORTION OF A CALLED 82.589 ACRE TRACT OF LAND DESCRIBED IN AN ASSUMPTION WARRANTY DEED TO WC FARM LLC, RECORDED IN INSTRUMENT NUMBER 2021-31249, O.P.R.J.C.T.; and
- A 2.4588 ACRE (107,105 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931 AND THE ABNER LEE SURVEY ABSTRACT NO. 496, CITY OF BURLESON AND FORT WORTH, JOHNSON AND TARRANT COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.883 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER 2020-1765, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A CALLED 124.968 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NO. D219015491, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); and
- A 0.2829 ACRE (12,322 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH,

RECORDED IN VOLUME 1160, PAGE 106, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.).

WHEREAS, the City Council finds and determines that the acquisition of the above tracts for the Project are necessary and constitute a public use for a public purpose; and

WHEREAS, the City Council now deems it necessary to authorize the law firm of Taylor, Olson, Adkins, Sralla & Elam, L.L.P. (the “City Attorney”) to initiate condemnation proceedings in order to acquire the necessary easements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

SECTION 1.

The City Council of the City of Burleson, Texas, hereby finds and determines that the recitals made in the preamble of this Resolution are true and correct, and incorporates such recitals herein.

SECTION 2.

The City Council hereby finds and determines that a public necessity exists for the Project and that the acquisition of the above referenced easements, which are more fully described in Exhibit “A” (the “Easements”) attached to this Resolution and incorporated into this Resolution for all purposes, is necessary for the Project.

SECTION 3.

The City Attorney is hereby authorized and directed to bring condemnation proceedings against the owner, and any and all other parties having an interest in the above referenced properties, for the purpose of acquiring Easements through the exercise of the City’s power of eminent domain, given that that the following conditions have already been met:

- (a) The City obtained ownership information to identify the owner and/or other parties through the exercise of due diligence and a legal description for each parcel to be acquired;
- (b) The City Manager, or their designated representative, has:
 - (1) Made an initial offer to the owner and/or other parties for the purchase of the Easement; and
 - (2) Made a final offer to the owner and/or other parties for the purchase of the Easement; and
 - (3) Disclosed to the owner and/or other parties all existing appraisal reports or value studies produced or acquired by the City relating to the owner’s or

other parties' property and used by the City in determining the amount of the final offer; and

- (c) The owner and/or other parties failed or refused to accept the City's final offer; and
- (d) The City has otherwise complied with all statutory prerequisites to the filing of eminent domain proceedings.

SECTION 4.

Should the owner and/or other parties not be able to be located through the exercise of due diligence, the City Attorney may skip the actions described in paragraph (b) and may file eminent domain proceedings against such owner and/or other parties and shall cite such owners and/or other parties who cannot be located by publication in the manner authorized by law.

SECTION 5.

The City Council hereby finds and determines that the Easements are needed so that the City of Burleson can construct and maintain the Project, which is a public purpose and is necessary to serve the public health, safety and welfare.

SECTION 6.

This Resolution shall take effect upon its adoption, and it is so Resolved.

ADOPTED this ____ day of _____, 20____.

Chris Fletcher, Mayor

ATTEST:

Amanda Campos, City Secretary

EXHIBIT A
Legal Description of Easements

Permanent Easement #1



EXHIBIT "A"
15-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A 0.0590 ACRE (2,568 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.883 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER D219296596, OFFICAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); SAID 0.0590 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND FOR AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 10.883 ACRE TRACT OF LAND, SAME BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF A CALLED 99.769 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN D219015491, O.P.R.T.C.T. AND HAVING STATE PLANE GRID COORDINATES OF N=6,887,712.81, E=2,342,013.35;

THENCE SOUTH 44°35'17" WST, ALONG THE COMMON LINE OF SAID 10.883 ACRE TRACT OF LAND AND SAID 99.769 ACRE TRACT OF LAND, A DISTANCE OF 599.11 FEET TO A POINT;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 10.883 ACRE TRACT OF LAND THE FOLLOWING CALLS:

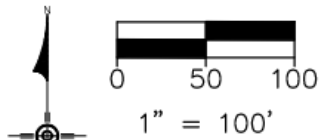
- (L1) SOUTH 45°27'41" EAST, A DISTANCE OF 40.65 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,887,257.68, E=2,341,621.79;
- (L2) SOUTH 45°32'46" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;
- (L3) SOUTH 44°27'14" WEST, A DISTANCE OF 171.20 FEET TO A POINT FOR CORNER;
- (L4) NORTH 45°32'46" WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;
- (L5) NORTH 44°27'14" EAST, A DISTANCE OF 43.03 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 2,568 SQUARE FEET OR 0.0590 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LOT 1R, BLOCK 2
THOMAS CROSSING
INST. NO. D217088756
O.P.R.T.C.T.

5' UTILITY EASEMENT
CITY OF FORT WORTH
VOL. 14062, PG. 219
D.R.T.C.T.

ENCROACHMENT ON EASEMENT
CITY OF FORT WORTH
VOL. 2332, PG. 992, D.R.J.C.T.
VOL. 13770, PG. 409, D.R.T.C.T.
(HATCHED AREA)

5/8" CIRF
"DUNAWAY" (CM) **POC**

5/8" CIRF
"DUNAWAY"



(APPROXIMATE LOCATION)
75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1200, PG. 95, D.R.J.C.T.

15' SANITARY SEWER EASEMENT
CITY OF FORT WORTH
VOL. 14062, PG. 224
D.R.T.C.T.

**15' PERMANENT
EASEMENT
0.0590 ACRES
2,568 SQ. FT.**

CALLED 10.883 ACRES
BURLESON GOLF PARTNERS, LLC
INST. NO. 2020-01765, O.P.R.J.C.T.
INST. NO. D219015491 &
INST. NO. D219296596, O.P.R.T.C.T.

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

EASEMENT AND RIGHT OF WAY
ONCOR ELECTRIC DELIVERY COMPANY
INST. NO. D221254603
O.P.R.T.C.T.

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°27'41" E	40.65'
L2	S 45°32'46" E	15.00'
L3	S 44°27'14" W	171.20'
L4	N 45°32'46" W	15.00'
L5	N 44°27'14" E	171.20'

(APPROXIMATE LOCATION)
75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1269, PG. 95, D.R.J.C.T.

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

EXISTING 20' SANITARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

**ABNER LEE SURVEY
ABSTRACT NO. 931**



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
15' PERMANENT SANITARY SEWER EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Permanent Easement #2



EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0249 ACRE (1,083 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0903 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., SAME BEING THE MOST SOUTHERLY CORNER OF SAID 15.63 ACRE TRACT OF LAND AND ALSO BEING AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) NORTH 57°39'41" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID 15.63 ACRE TRACT OF LAND, A DISTANCE OF 80.60 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,881,763.14, E=2,334,407.63;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 15.63 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L2) NORTH 14°26'15" WEST, A DISTANCE OF 31.90 FEET TO A POINT FOR CORNER;

(L3) NORTH 44°26'12" EAST, A DISTANCE OF 35.05 FEET TO A POINT FOR CORNER;

(L4) SOUTH 14°26'15" EAST, A DISTANCE OF 40.32 FEET TO A POINT FOR CORNER IN THE AFOREMENTIONED COMMON LINE;

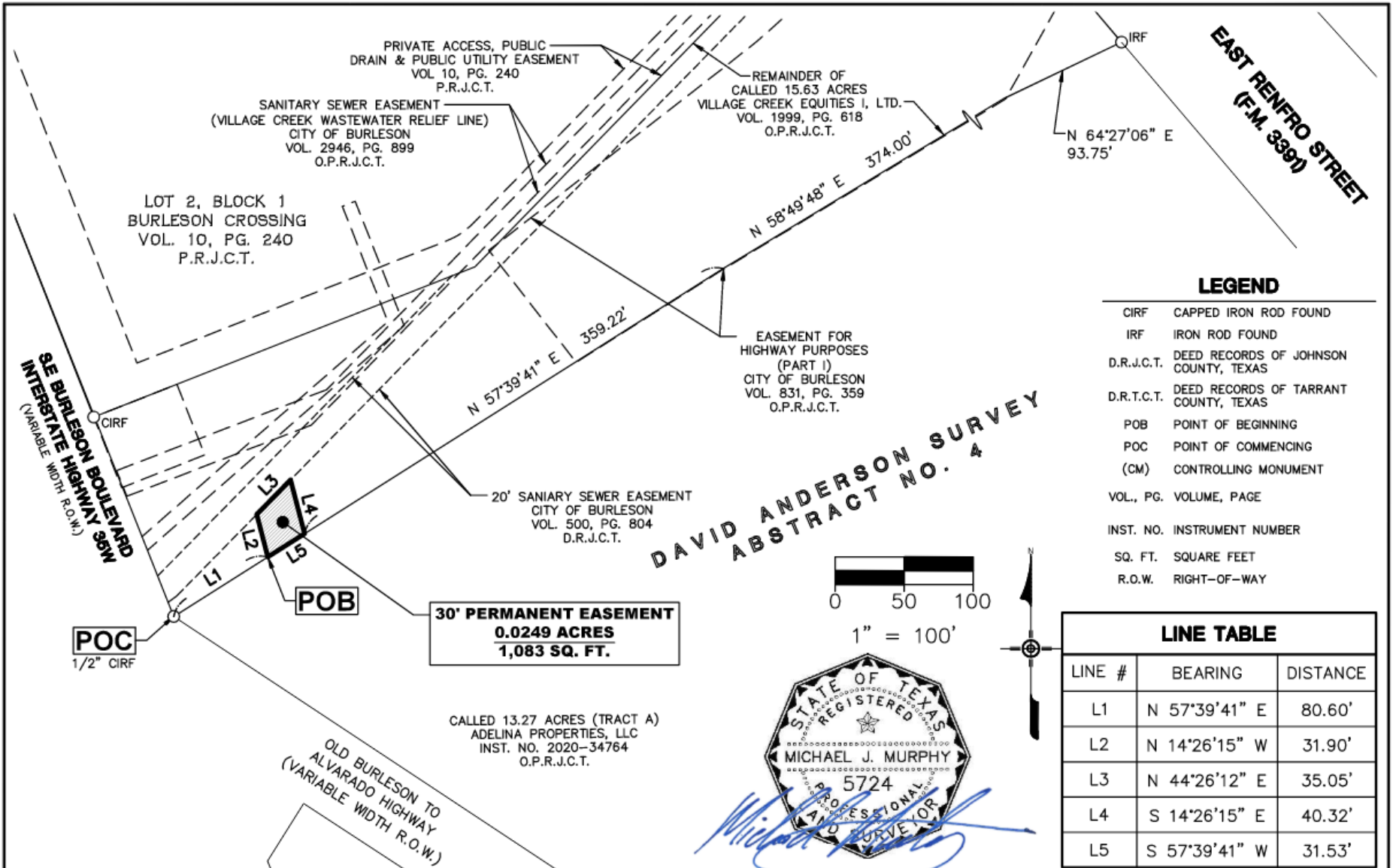
THENCE (L5) SOUTH 57°39'41" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 31.53 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 1,083 SQUARE FEET OR 0.0249 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 57°39'41" E	80.60'
L2	N 14°26'15" W	31.90'
L3	N 44°26'12" E	35.05'
L4	S 14°26'15" E	40.32'
L5	S 57°39'41" W	31.53'

Stantec
 6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPPELS # F-6324 & 10194488
 Copyright © 2025

EXHIBIT "A"
30' PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Permanent Easement 3



EXHIBIT "B"
PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0537 ACRE (2,339 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0537 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST NORTHERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., SAME BEING THE MOST EASTERLY CORNER OF SAID 15.63 ACRE TRACT OF LAND AND ALSO BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST RENFRO STREET, ALSO KNOWN AS F.M. 3391, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,882,206.11, E=2,335,142.27;

THENCE (L1) NORTH 40°27'12" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 222.17 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,882,375.14, E=2,334,998.14;

THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET OVER AND ACROSS SAID 15.63 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L2) SOUTH 49°09'03" WEST, A DISTANCE OF 175.83 FEET TO A POINT FOR CORNER;

(L3) NORTH 45°00'00" WEST, A DISTANCE OF 6.02 FEET TO A POINT FOR CORNER;

(L4) NORTH 44°26'12" EAST, A DISTANCE OF 177.01 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET;

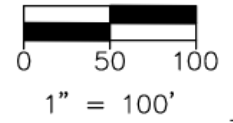
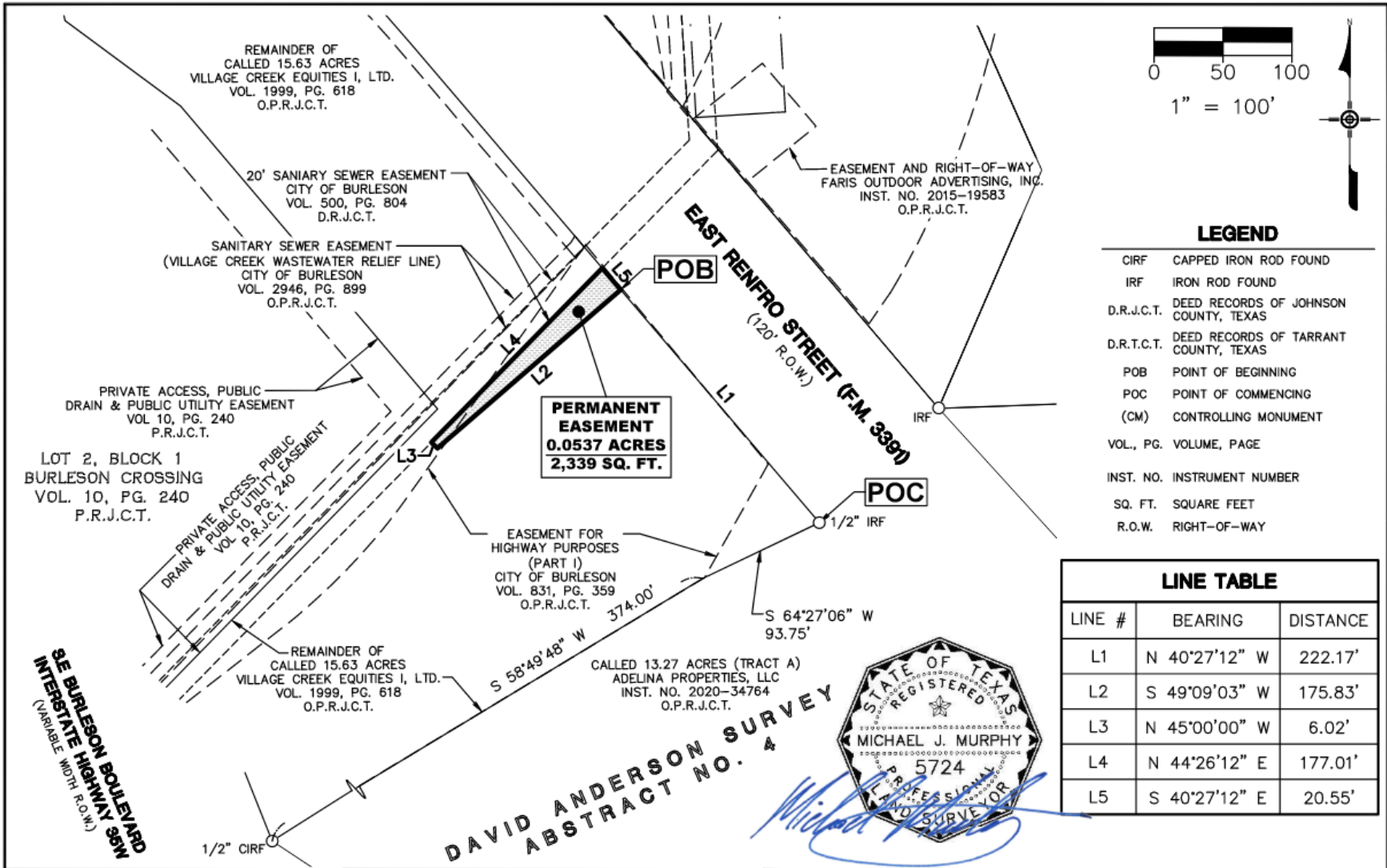
THENCE (L5) SOUTH 40°27'12" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 20.55 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 2,339 SQUARE FEET OR 0.0537 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 40°27'12" W	222.17'
L2	S 49°09'03" W	175.83'
L3	N 45°00'00" W	6.02'
L4	N 44°26'12" E	177.01'
L5	S 40°27'12" E	20.55'

Stantec
 6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPELS # F-6324 & 10194488
 Copyright © 2025

EXHIBIT "B"
PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Permanent Easement #4



EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0903 ACRE (3,935 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0903 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF SAID 13.27 ACRE TRACT OF LAND, SAME BEING THE MOST SOUTHERLY CORNER OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) NORTH 57°39'41" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID 15.63 ACRE TRACT OF LAND, A DISTANCE OF 80.60 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,881,763.14, E=2,334,407.63;

THENCE (L2) NORTH 57°39'41" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 31.53 FEET TO A POINT FOR CORNER;

THENCE (L3) SOUTH 14°26'15" EAST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 13.27 ACRE TRACT OF LAND, A DISTANCE OF 152.63 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SHEET 5 OF THE STATE OF TEXAS STATE HIGHWAY DEPARTMENT PROJECT NUMBER I-35W-5(15)401 FOR INTERSTATE HIGHWAY 35-W RIGHT-OF-WAY PROJECT;

THENCE (L4) NORTH 56°31'06" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD BURLESON TO ALVARADO HIGHWAY, A DISTANCE OF 44.76 FEET TO A POINT FOR CORNER;

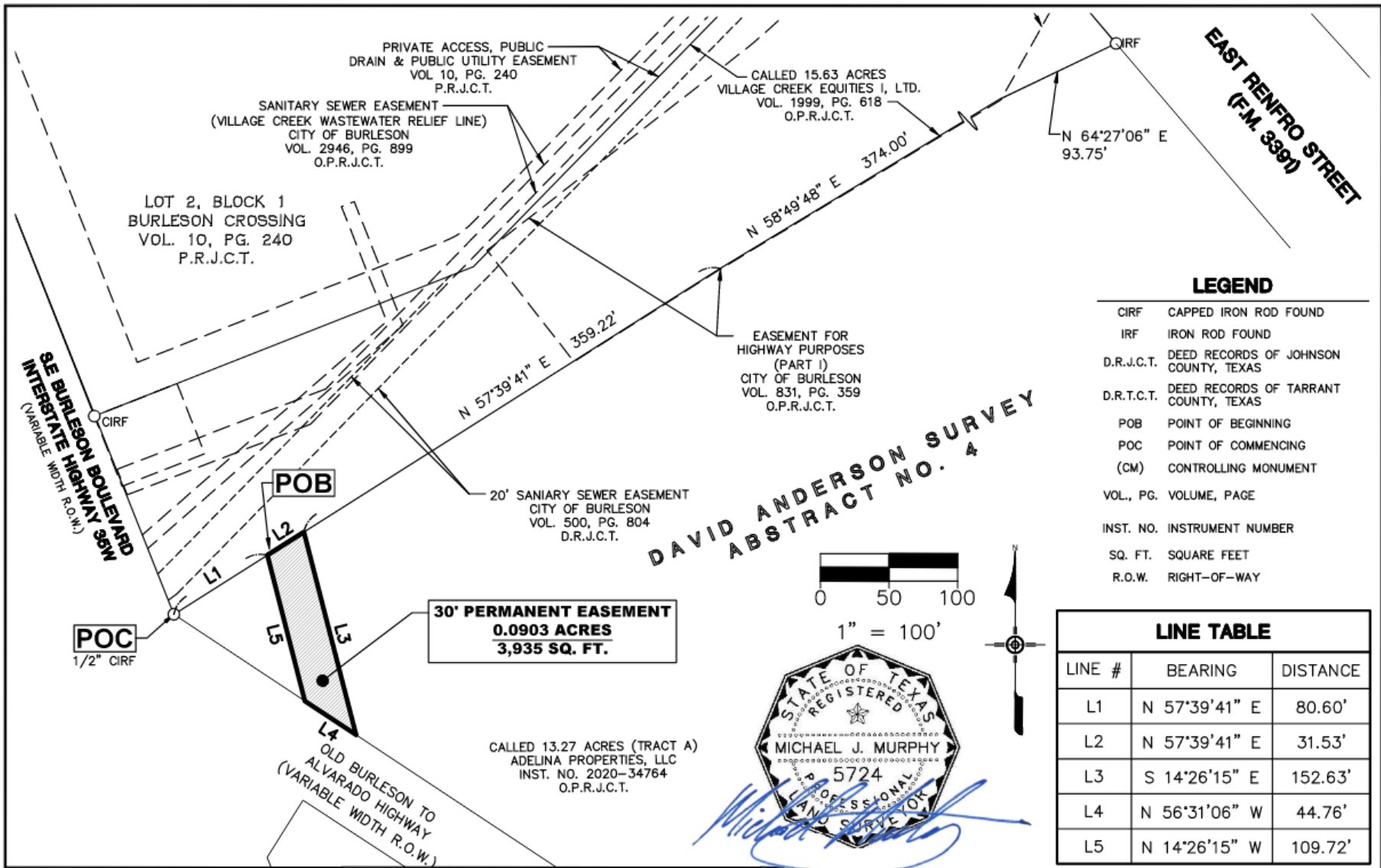
THENCE (L5) NORTH 14°26'15" WEST, DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, OVER AN ACROSS SAID 13.27 ACRE TRACT OF LAND, A DISTANCE OF 109.72 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 3,935 SQUARE FEET OR 0.0903 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 57°39'41" E	80.60'
L2	N 57°39'41" E	31.53'
L3	S 14°26'15" E	152.63'
L4	N 56°31'06" W	44.76'
L5	N 14°26'15" W	109.72'

Stantec
 6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPELS # F-6324 & 10194488
 Copyright © 2026

EXHIBIT 'A'
30' PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

DATE: 3/4/2026 SCALE: 1" = 100' DRAWN BY: MJM PROJECT NO.: 177311904 SHEET NO. 2 OF 2

Permanent Easement #5



EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.1152 ACRE (5,018 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.741 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED TAX RESALE SPECIAL WARRANTY DEED TO STEPHEN M. EISNER, ET AL, RECORDED IN VOLUME 3815, PAGE 917, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.1152 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SHEET 5 OF THE STATE OF TEXAS STATE HIGHWAY DEPARTMENT PROJECT NUMBER I-35W-5(15)401 FOR INTERSTATE HIGHWAY 35-W RIGHT-OF-WAY PROJECT, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) SOUTH 56°31'06" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 181.99 FEET TO A POINT;

THENCE (L2) SOUTH 33°28'54" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS THE RIGHT-OF-WAY OF SAID OLD BURLESON TO ALVARADO HIGHWAY, A DISTANCE OF 60.98 FEET TO THE **POINT OF BEGINNING** IN THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND AND HAVING STATE PLANE GRID COORDINATES OF N=6,881,568.79, E=2,334,457.67;

THENCE (L3) SOUTH 56°49'36" EAST, ALONG THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND, A DISTANCE OF 44.50 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND AND OVER AND ACROSS SAID 0.741 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L4) SOUTH 14°26'15" EAST, A DISTANCE OF 109.25 FEET TO A POINT FOR CORNER;

(L5) SOUTH 66°56'23" WEST, A DISTANCE OF 67.69 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY ;

THENCE (L6) NORTH 21°52'06" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, A DISTANCE OF 30.01 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, OVER AN ACROSS SAID 0.741 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L7) NORTH 66°56'23" EAST, A DISTANCE OF 41.27 FEET TO A POINT FOR CORNER;

(L8) NORTH 14°26'15" WEST, A DISTANCE OF 116.33 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 5,018 SQUARE FEET OR 0.1152 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



Permanent Easement #6



EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.2486 ACRE (10,829 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 4R, BLOCK 1 OF SALAM PARK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 217, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.); A PORTION OF LOT 1, BLOCK 1 OF HIDDEN CREEK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 217, P.R.J.C.T., SAME BEING A PORTION OF A CALLED 19.999 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF BURLESON, RECORDED IN VOLUME 3747, PAGE 114, DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF BURLESON, RECORDED IN INSTRUMENT NUMBER 2010-22820, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.2486 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 4R, BLOCK 1, SAME BEING THE MOST NORTHERLY CORNER OF LOT 3, BLOCK 1 OF SALAM PARK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 453, PAGE 643, P.R.J.C.T. AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST MILLER STREET (50-FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND HAVING STATE PLANE GRID COORDINATES OF N=6,881,441.89, E=2,333,801.53;

THENCE (C1) ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST MILLER STREET NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°28'34" FOR AN ARC LENGTH OF 21.50 FEET HAVING A CHORD BEARING OF NORTH 38°58'39" EAST AND A CHORD DISTANCE OF 21.50 FEET TO THE **POINT OF BEGINNING** AND THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,458.60, E=2,333,815.05;

THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST MILLER STREET THE FOLLOWING CALLS:

(C2) NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°40'16" FOR AN ARC LENGTH OF 22.27 FEET HAVING A CHORD BEARING OF NORTH 33°24'15" EAST AND A CHORD DISTANCE OF 22.26 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;

(C3) NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°49'52" FOR AN ARC LENGTH OF 11.20 FEET HAVING A CHORD BEARING OF NORTH 84°08'55" EAST AND A CHORD DISTANCE OF 11.17 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST MILLER STREET OVER AND ACROSS SAID LOT 4R, BLOCK 1 AND SAID LOT 1, BLOCK 1 THE FOLLOWING CALLS:

(L1) SOUTH 51°20'53" EAST, A DISTANCE OF 311.70 FEET TO A POINT FOR CORNER;

(L2) NORTH 67°46'35" EAST, A DISTANCE OF 25.96 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE (L3) SOUTH 21°09'49" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, A DISTANCE OF 30.01 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W OVER AND ACROSS SAID LOT 4R, BLOCK 1 AND SAID LOT 1, BLOCK 1 THE FOLLOWING CALLS:

(L4) SOUTH 67°46'35" WEST, A DISTANCE OF 43.03 FEET TO A POINT FOR CORNER;

(L5) NORTH 51°20'53" WEST, A DISTANCE OF 335.26 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 10,829 SQUARE FEET OR 0.2486 ACRES OF LAND.



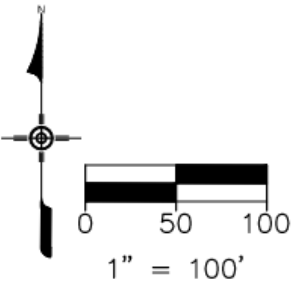
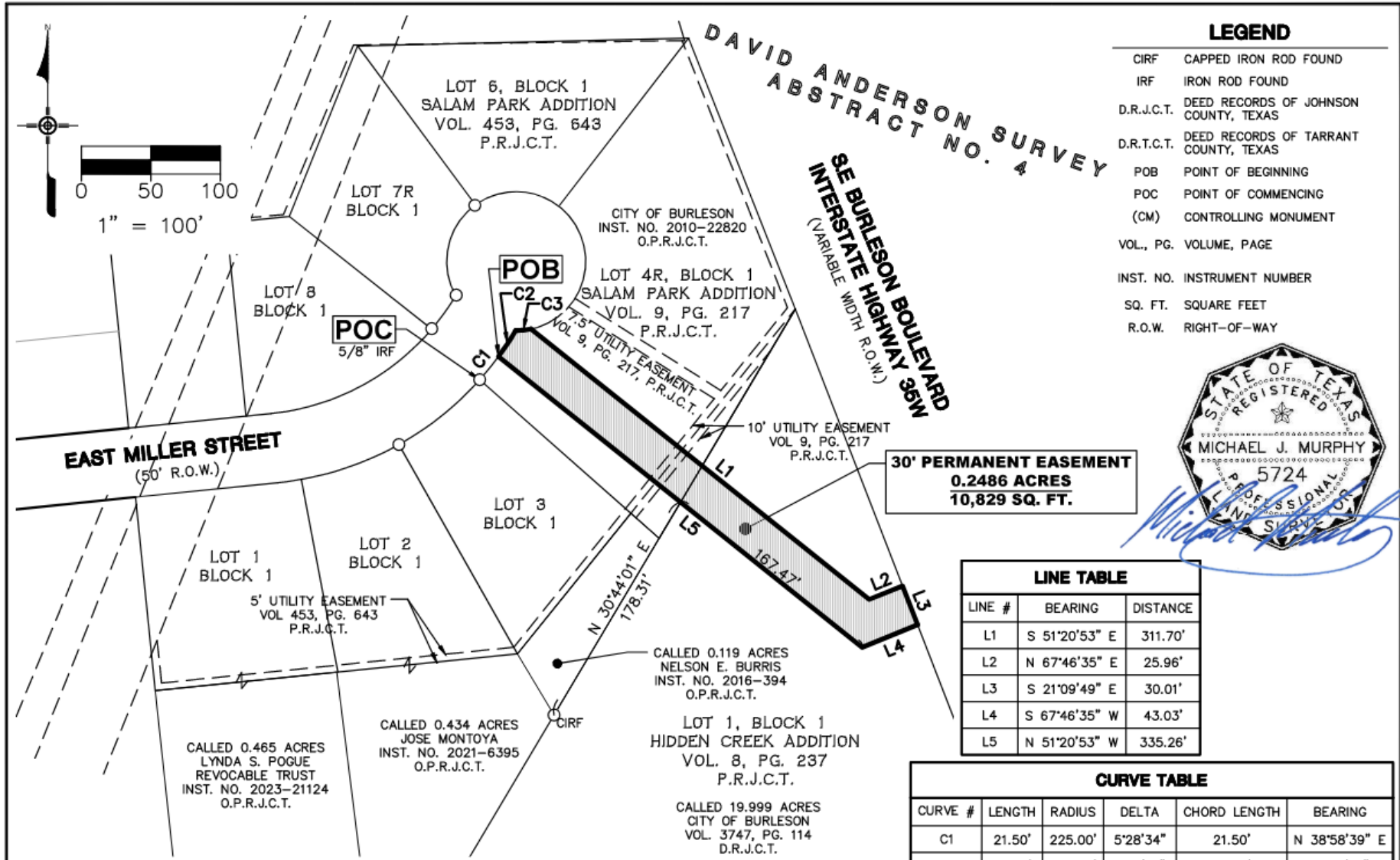
EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY



30' PERMANENT EASEMENT
0.2486 ACRES
10,829 SQ. FT.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 51°20'53" E	311.70'
L2	N 67°46'35" E	25.96'
L3	S 21°09'49" E	30.01'
L4	S 67°46'35" W	43.03'
L5	N 51°20'53" W	335.26'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	21.50'	225.00'	5°28'34"	21.50'	N 38°58'39" E
C2	22.27'	225.00'	5°40'16"	22.26'	N 33°24'15" E
C3	11.20'	50.00'	12°49'52"	11.17'	N 84°08'55" E

NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Stantec
 6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPELS # F-6324 & 10194488
 Copyright © 2025

EXHIBIT 'A'
30' PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Temporary Easement #1



EXHIBIT "A"
30-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.1285 ACRE (5,599 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.741 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED TAX RESALE SPECIAL WARRANTY DEED TO STEPHEN M. EISNER, ET AL, RECORDED IN VOLUME 3815, PAGE 917, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.1285 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SHEET 5 OF THE STATE OF TEXAS STATE HIGHWAY DEPARTMENT PROJECT NUMBER I-35W-5(15)401 FOR INTERSTATE HIGHWAY 35-W RIGHT-OF-WAY PROJECT, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) SOUTH 56°31'06" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 226.48 FEET TO A POINT;

THENCE (L2) SOUTH 33°28'54" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS THE RIGHT-OF-WAY OF SAID OLD BURLESON TO ALVARADO HIGHWAY, A DISTANCE OF 60.74 FEET TO THE **POINT OF BEGINNING** IN THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND AND HAVING STATE PLANE GRID COORDINATES OF N=6,881,544.45, E=2,334,494.91;

THENCE (L3) SOUTH 56°49'36" EAST, ALONG THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND, A DISTANCE OF 44.50 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND AND OVER AND ACROSS SAID 0.741 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L4) SOUTH 14°26'15" EAST, A DISTANCE OF 102.18 FEET TO A POINT FOR CORNER;

(L5) SOUTH 66°56'23" WEST, A DISTANCE OF 94.11 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY ;

THENCE (L6) NORTH 21°52'06" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, A DISTANCE OF 30.01 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, OVER AN ACROSS SAID 0.741 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L7) NORTH 66°56'23" EAST, A DISTANCE OF 67.69 FEET TO A POINT FOR CORNER;

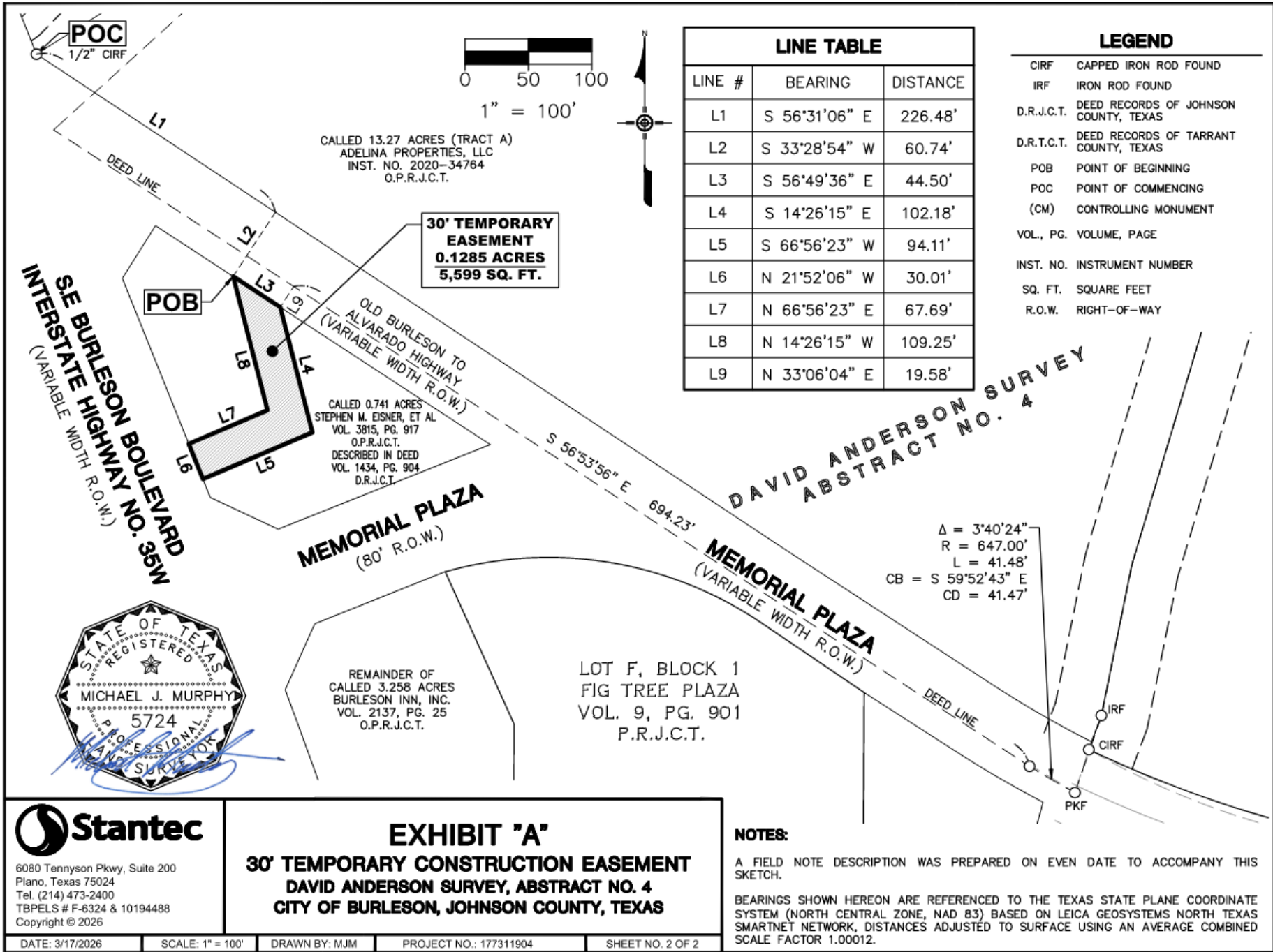
(L8) NORTH 14°26'15" WEST, A DISTANCE OF 109.25 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 5,599 SQUARE FEET OR 0.1285 ACRES OF LAND.

NOTE:

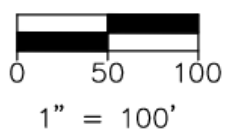
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





POC
1/2" CIRF



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 56°31'06" E	226.48'
L2	S 33°28'54" W	60.74'
L3	S 56°49'36" E	44.50'
L4	S 14°26'15" E	102.18'
L5	S 66°56'23" W	94.11'
L6	N 21°52'06" W	30.01'
L7	N 66°56'23" E	67.69'
L8	N 14°26'15" W	109.25'
L9	N 33°06'04" E	19.58'

LEGEND	
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

CALLED 13.27 ACRES (TRACT A)
ADELINA PROPERTIES, LLC
INST. NO. 2020-34764
O.P.R.J.C.T.

30' TEMPORARY EASEMENT
0.1285 ACRES
5,599 SQ. FT.

OLD BURLESON TO ALVARADO HIGHWAY
(VARIABLE WIDTH R.O.W.)

CALLED 0.741 ACRES
STEPHEN M. EISNER, ET AL
VOL. 3815, PG. 917
O.P.R.J.C.T.
DESCRIBED IN DEED
VOL. 1434, PG. 904
D.R.J.C.T.

MEMORIAL PLAZA
(80' R.O.W.)

REMAINDER OF
CALLED 3.258 ACRES
BURLESON INN, INC.
VOL. 2137, PG. 25
O.P.R.J.C.T.

LOT F, BLOCK 1
FIG TREE PLAZA
VOL. 9, PG. 901
P.R.J.C.T.

DAVID ANDERSON SURVEY
ABSTRACT NO. 4

$\Delta = 3'40'24''$
 $R = 647.00'$
 $L = 41.48'$
 $CB = S 59'52'43'' E$
 $CD = 41.47'$



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
30' TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #2



EXHIBIT "A"
30-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.1199 ACRE (5,223 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.1199 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF SAID 13.27 ACRE TRACT OF LAND, SAME BEING THE MOST SOUTHERLY CORNER OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) NORTH 57°39'41" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID 15.63 ACRE TRACT OF LAND, A DISTANCE OF 112.13 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,881,780.00, E=2,334,434.26;

THENCE (L2) NORTH 57°39'41" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 31.53 FEET TO A POINT FOR CORNER;

THENCE (L3) SOUTH 14°26'15" EAST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 13.27 ACRE TRACT OF LAND, A DISTANCE OF 195.54 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SHEET 5 OF THE STATE OF TEXAS STATE HIGHWAY DEPARTMENT PROJECT NUMBER I-35W-5(15)401 FOR INTERSTATE HIGHWAY 35-W RIGHT-OF-WAY PROJECT;

THENCE (L4) NORTH 56°31'06" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD BURLESON TO ALVARADO HIGHWAY, A DISTANCE OF 44.76 FEET TO A POINT FOR CORNER;

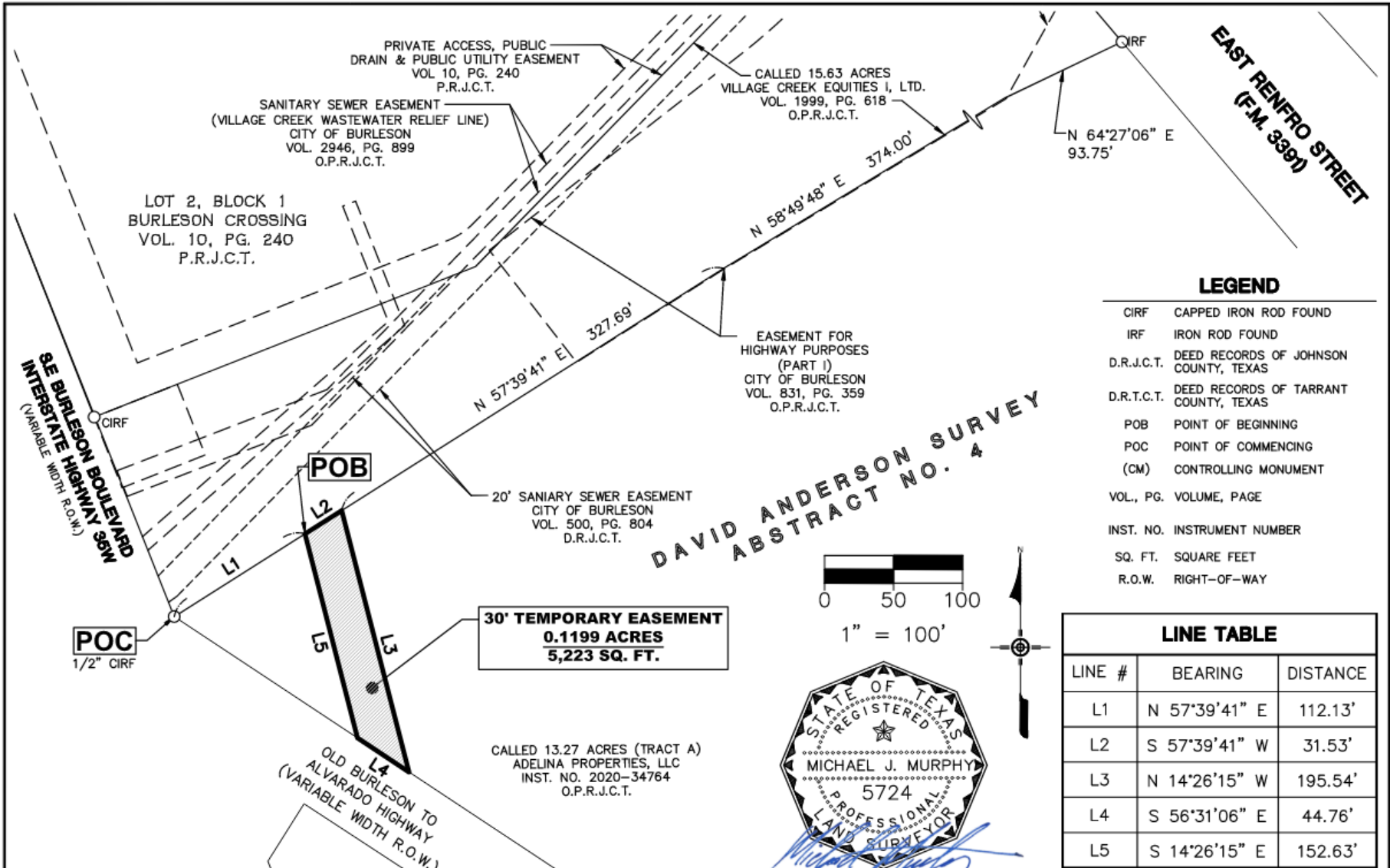
THENCE (L5) NORTH 14°26'15" WEST, DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, OVER AN ACROSS SAID 13.27 ACRE TRACT OF LAND, A DISTANCE OF 152.63 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 5,223 SQUARE FEET OR 0.1199 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

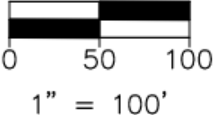
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 57°39'41" E	112.13'
L2	S 57°39'41" W	31.53'
L3	N 14°26'15" W	195.54'
L4	S 56°31'06" E	44.76'
L5	S 14°26'15" E	152.63'



NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"

**30' TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS**

Temporary Easement #3



EXHIBIT "A"
30-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.5659 ACRE (24,651 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.5659 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., SAME BEING THE MOST SOUTHERLY CORNER OF SAID 15.63 ACRE TRACT OF LAND AND ALSO BEING AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) NORTH 57°39'41" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID 15.63 ACRE TRACT OF LAND, A DISTANCE OF 112.13 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,881,780.00, E=2,334,434.26;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 15.63 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L2) NORTH 14°26'15" WEST, A DISTANCE OF 40.32 FEET TO A POINT FOR CORNER;

(L3) NORTH 44°26'12" EAST, A DISTANCE OF 623.81 FEET TO A POINT FOR CORNER;

(L4) SOUTH 45°00'00" EAST, A DISTANCE OF 6.02 FEET TO A POINT FOR CORNER;

(L5) NORTH 49°09'03" EAST, A DISTANCE OF 175.83 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST RENFRO STREET, ALSO KNOWN AS F.M. 3391 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE (L6) SOUTH 40°27'12" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET OVER AND ACROSS SAID 15.63 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L7) SOUTH 49°09'03" WEST, A DISTANCE OF 203.52 FEET TO A POINT FOR CORNER;

(L8) NORTH 45°00'00" WEST, A DISTANCE OF 3.62 FEET TO A POINT FOR CORNER;

(L9) SOUTH 44°26'12" WEST, A DISTANCE OF 576.58 FEET TO A POINT FOR CORNER;

(L10) SOUTH 14°26'15" EAST, A DISTANCE OF 13.70 FEET TO A POINT FOR CORNER IN THE AFOREMENTIONED COMMON LINE;

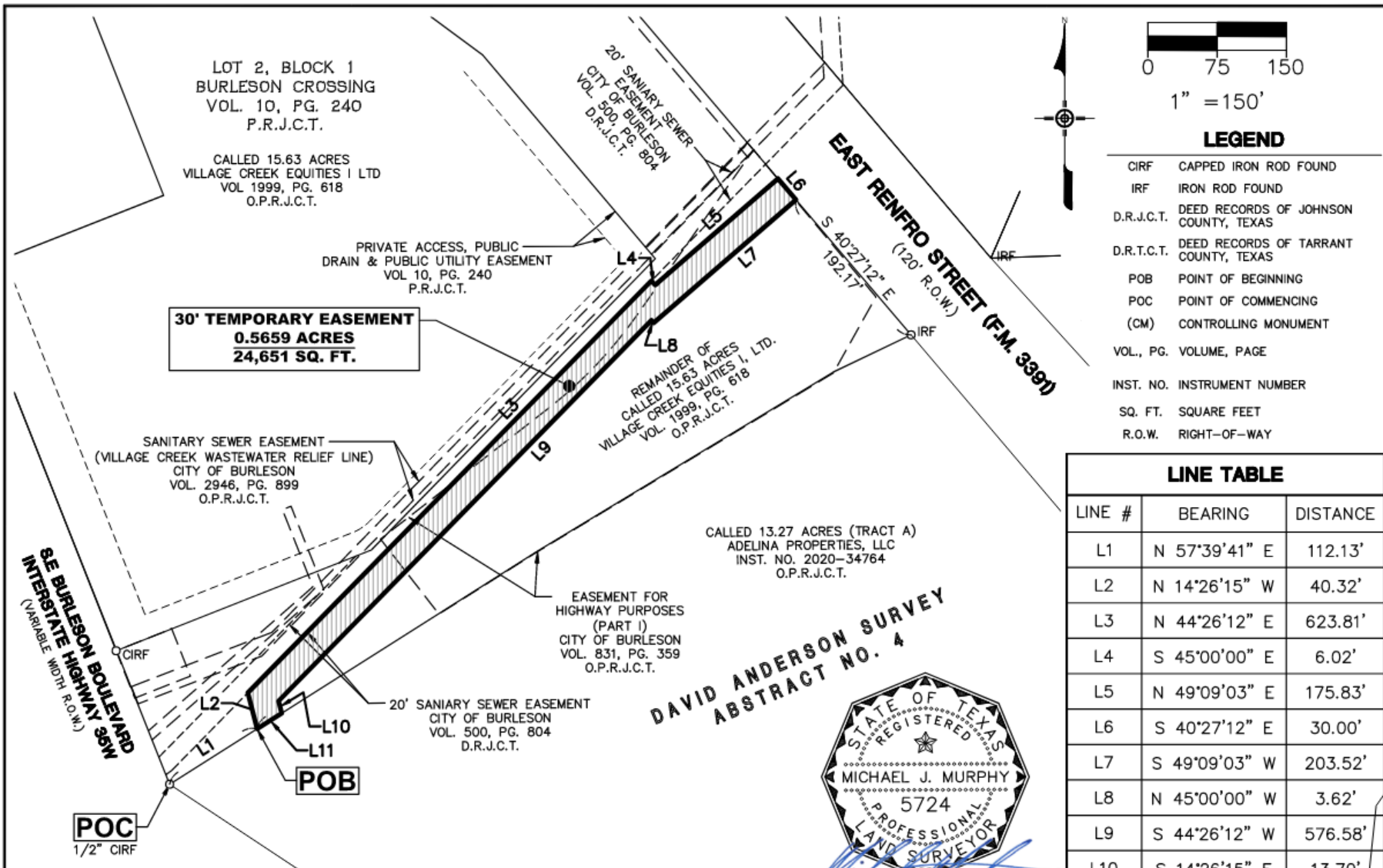
THENCE (L11) SOUTH 57°39'41" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 31.53 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 24,651 SQUARE FEET OR 0.5659 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 57°39'41" E	112.13'
L2	N 14°26'15" W	40.32'
L3	N 44°26'12" E	623.81'
L4	S 45°00'00" E	6.02'
L5	N 49°09'03" E	175.83'
L6	S 40°27'12" E	30.00'
L7	S 49°09'03" W	203.52'
L8	N 45°00'00" W	3.62'
L9	S 44°26'12" W	576.58'
L10	S 14°26'15" E	13.70'
L11	S 57°39'41" W	31.53'

Stantec
 6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPELS # F-6324 & 10194488
 Copyright © 2026

EXHIBIT 'A'
30' TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #4



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.5668 ACRE (24,692 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 8.565 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LANDMARK EQUITIES, LLC, RECORDED IN VOLUME 2332, PAGE 615, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.5668 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK 1 OF VILLAGE CREEK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 855, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST RENFRO STREET, ALSO KNOWN AS F.M. 3391, (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,882,289.16, E=2,335,228.73;

THENCE (L1) NORTH 40°23'21" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 178.13 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,882,424.82, E=2,335,113.33;

THENCE (L2) NORTH 40°23'21" WEST, CONTINUING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 69.41 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET OVER AND ACROSS SAID 8.565 ACRE TRACT OF LAND AND SAID LOT 2, BLOCK 1, THE FOLLOWING CALLS:

(L3) NORTH 03°32'48" WEST, A DISTANCE OF 461.95 FEET TO A POINT FOR CORNER;

(L4) NORTH 03°22'12" EAST, A DISTANCE OF 186.81 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF LOT 1, BLOCK 1 OF SAID VILLAGE CREEK ADDITION AND SAID LOT 2, BLOCK 1;

THENCE (L5) SOUTH 82°51'08" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 30.07 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 8.565 ACRE TRACT OF LAND AND SAID LOT 2, BLOCK 1, THE FOLLOWING CALLS:

(L6) SOUTH 03°22'12" WEST, A DISTANCE OF 183.01 FEET TO A POINT FOR CORNER;

(L7) SOUTH 03°32'48" EAST, A DISTANCE OF 251.91 FEET TO A POINT FOR CORNER;

(L8) NORTH 86°31'48" EAST, A DISTANCE OF 21.14 FEET TO A POINT FOR CORNER;

(L9) SOUTH 03°28'12" EAST, A DISTANCE OF 184.85 FEET TO A POINT FOR CORNER;

(L10) SOUTH 86°27'12" WEST, A DISTANCE OF 9.28 FEET TO A POINT FOR CORNER;

(L11) SOUTH 03°32'48" EAST, A DISTANCE OF 78.90 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 24,692 SQUARE FEET OR 0.5668 ACRES OF LAND.

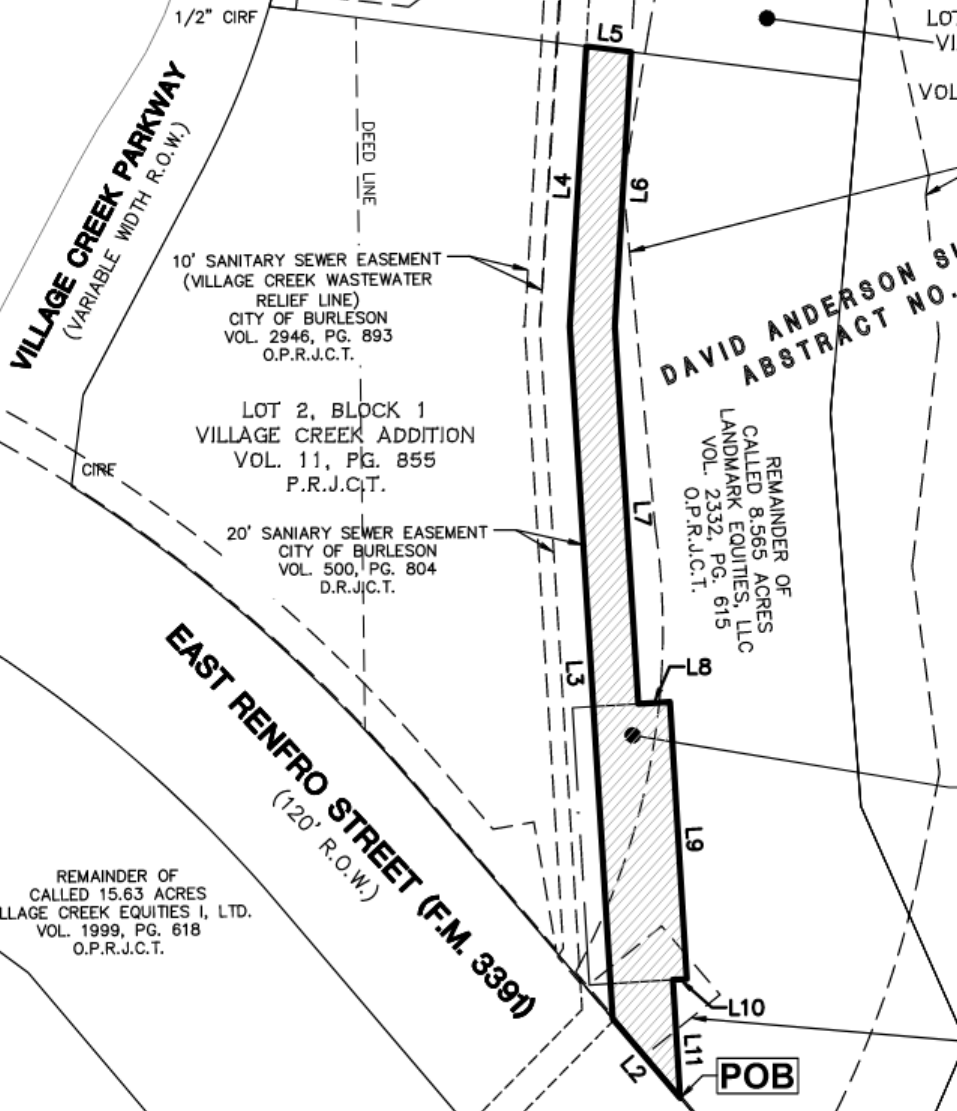
NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

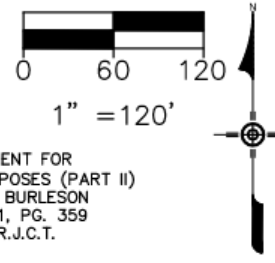
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 40°23'21" W	178.13'
L2	N 40°23'21" W	69.41'
L3	N 03°32'48" W	461.95'
L4	N 03°22'12" E	186.81'
L5	S 82°51'08" E	30.07'
L6	S 03°22'12" W	183.01'
L7	S 03°32'48" E	251.91'
L8	N 86°31'48" E	21.14'
L9	S 03°28'12" E	184.85'
L10	S 86°27'12" W	9.28'
L11	S 03°32'48" E	78.90'



LOT 1, BLOCK 1
VILLAGE CREEK
ADDITION
VOL. 11, PG. 855
P.R.J.C.T.



EASEMENT FOR
HIGHWAY PURPOSES (PART II)
CITY OF BURLESON
VOL. 831, PG. 359
O.P.R.J.C.T.

DAVID ANDERSON SURVEY
ABSTRACT NO. 4

LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

**TEMPORARY
EASEMENT
0.5668 ACRES
24,692 SQ. FT.**

CALLED 26.630 ACRES
FRED HARVEY BROWN, ET AL
INST. NO. 2015-22964
O.P.R.J.C.T.

EASEMENT AND RIGHT-OF-WAY
FARIS OUTDOOR ADVERTISING, INC.
INST. NO. 2015-19583
O.P.R.J.C.T.

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.



Stantec

6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"

**TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS**

DATE: 3/17/2026 SCALE: 1" = 120' DRAWN BY: MJM PROJECT NO.: 177311904 SHEET NO. 2 OF 2

Temporary Easement #5



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.5351 ACRE (23,310 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1 OF VILLAGE CREEK ADDITION, AN ADITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 855, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO SREIT FITZROY BURLESON, LLC, RECORDED IN INSTRUMENT NUMBER 2022-16540, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.5351 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID VILLAGE CREEK ADDITION AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE CREEK PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,151.63, E=2,334,839.60;

THENCE (L1) SOUTH 82°51'08" EAST, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND SAID LOT 2, BLOCK 1, A DISTANCE OF 212.84 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,883,125.15, E=2,335,050.76;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 1, BLOCK 1, THE FOLLOWING CALLS:

(L2) NORTH 03°22'12" EAST, A DISTANCE OF 358.81 FEET TO A POINT FOR CORNER;

(L3) NORTH 44°38'01" EAST, A DISTANCE OF 413.27 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID LOT 1, BLOCK 1;

THENCE (L4) NORTH 88°46'32" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 43.06 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID NORTH LINE OVER AND ACROSS SAID LOT 1, BLOCK 1, THE FOLLOWING CALLS:

(L5) SOUTH 44°38'07" WEST, A DISTANCE OF 432.85 FEET TO A POINT FOR CORNER;

(L6) SOUTH 03°22'12" WEST, A DISTANCE OF 349.53 FEET TO A POINT FOR CORNER IN THE AFOREMENTIONED COMMON LINE;

THENCE (L7) NORTH 82°51'08" WEST ALONG SAID COMMON LINE, A DISTANCE OF 30.07 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 23,310 SQUARE FEET OR 0.5351 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

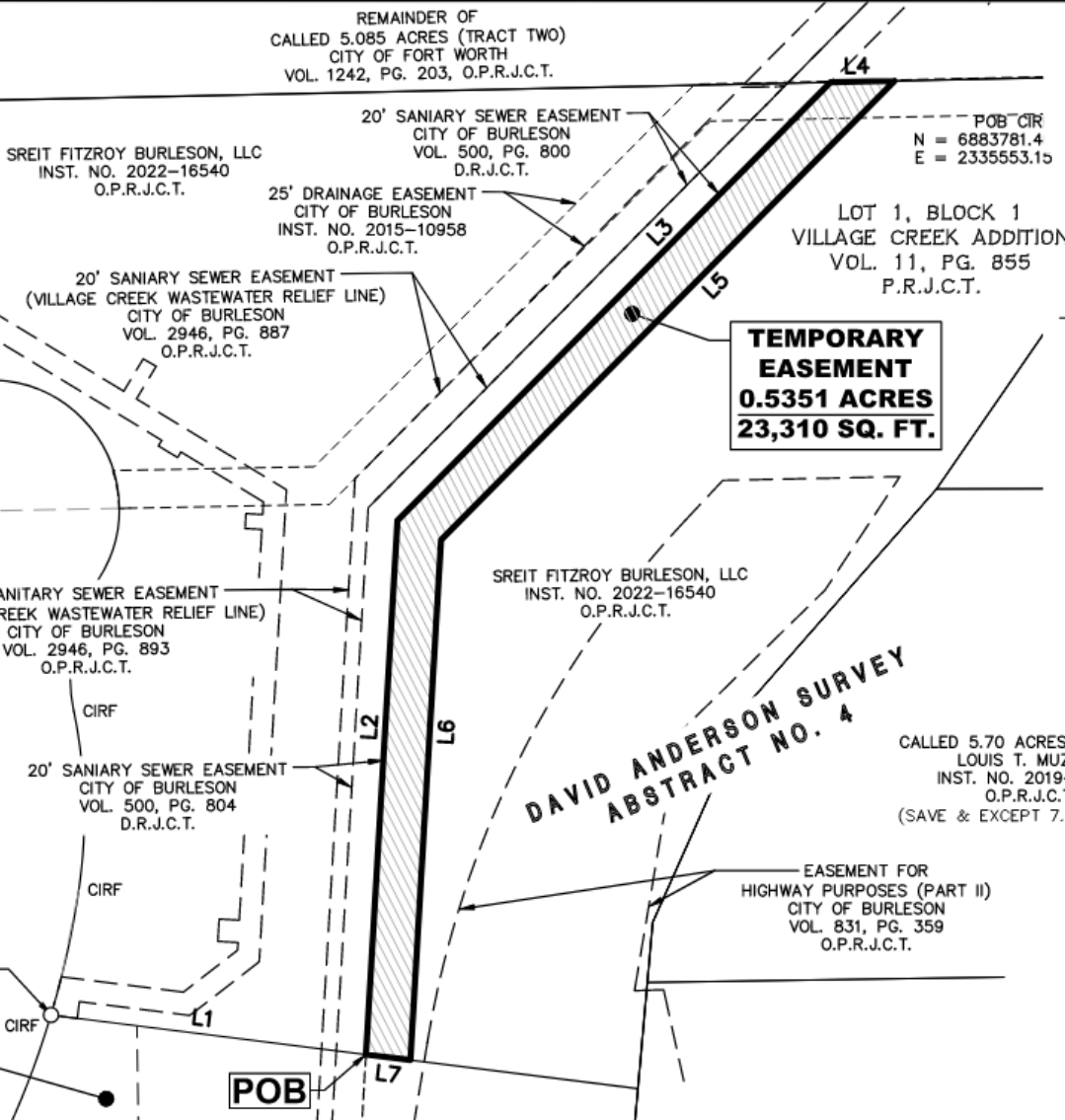
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 82°51'08" E	212.84'
L2	N 03°22'12" E	358.81'
L3	N 44°38'01" E	413.27'
L4	N 88°46'32" E	43.06'
L5	S 44°38'07" W	432.85'
L6	S 03°22'12" W	349.53'
L7	N 82°51'08" W	30.07'

VILLAGE CREEK PARKWAY
(70' R.O.W.)

LOT 2, BLOCK 1
VILLAGE CREEK ADDITION
VOL. 11, PG. 855
P.R.J.C.T.



REMAINDER OF
CALLED 5.085 ACRES (TRACT TWO)
CITY OF FORT WORTH
VOL. 1242, PG. 203, O.P.R.J.C.T.

SREIT FITZROY BURLESON, LLC
INST. NO. 2022-16540
O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 800
D.R.J.C.T.

25' DRAINAGE EASEMENT
CITY OF BURLESON
INST. NO. 2015-10958
O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
(VILLAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2946, PG. 887
O.P.R.J.C.T.

10' SANIARY SEWER EASEMENT
(VILLAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2946, PG. 893
O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 804
D.R.J.C.T.

SREIT FITZROY BURLESON, LLC
INST. NO. 2022-16540
O.P.R.J.C.T.

**DAVID ANDERSON SURVEY
ABSTRACT NO. 4**

CALLED 5.70 ACRES (TRACT 3)
LOUIS T. MUZYKA
INST. NO. 2019-12918
O.P.R.J.C.T.
(SAVE & EXCEPT 7.814 ACRES)

EASEMENT FOR
HIGHWAY PURPOSES (PART II)
CITY OF BURLESON
VOL. 831, PG. 359
O.P.R.J.C.T.



1" = 120'



LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

**TEMPORARY
EASEMENT
0.5351 ACRES
23,310 SQ. FT.**



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #6



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0850 ACRE (3,704 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 5.085 ACRE TRACT OF LAND (TRACT ONE) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1242, PAGE 203, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0850 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 5.085 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF VILLAGE CREEK ADDITION, AN ADITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 855, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,781.44, E=2,335,553.15;

THENCE (L1) SOUTH 88°46'32" WEST, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND SAID 5.085 ACRE TRACT OF LAND, A DISTANCE OF 147.98 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,883,778.28, E=2,335,405.22;

THENCE (L2) SOUTH 88°46'32" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 43.06 FEET TO A POINT FOR CORNER;

THENCE (L3) NORTH 44°38'01" EAST, OVER AND ACROSS SAID 5.085 ACRE TRACT OF LAND, A DISTANCE OF 123.87 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T.;

THENCE (L4) NORTH 89°26'46" EAST, ALONG THE SOUTH LINE OF SAID 2.324 ACRE TRACT OF LAND, A DISTANCE OF 42.56 FEET TO A POINT FOR CORNER;

THENCE (L5) SOUTH 44°38'05" WEST, DEPARTING SAID SOUTH LINE OVER AND ACROSS SAID 5.085 ACRE TRACT OF LAND, A DISTANCE OF 123.15 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 3,704 SQUARE FEET OR 0.0850 ACRES OF LAND.

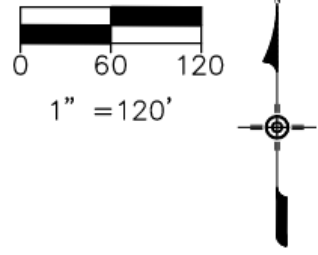
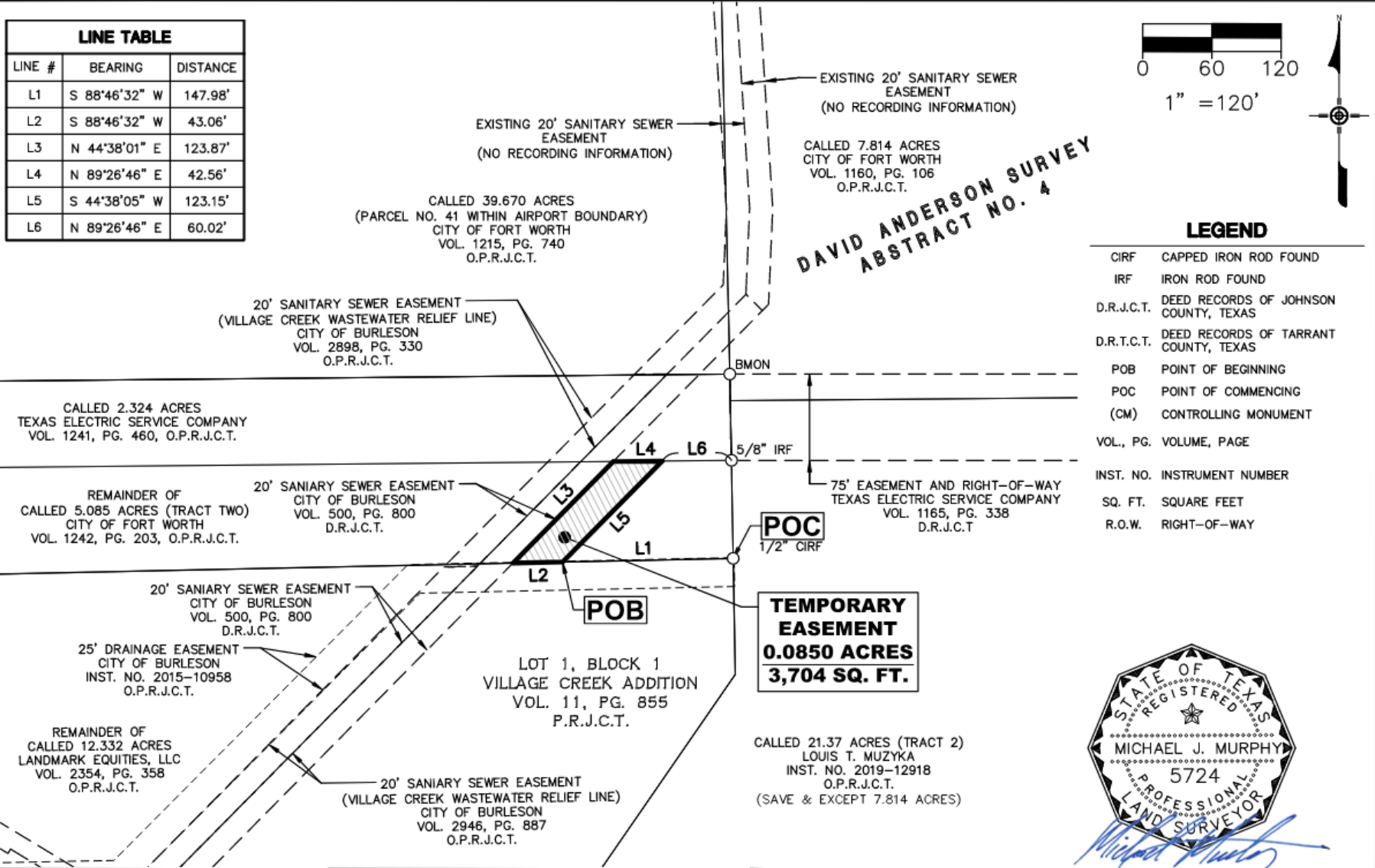
NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 88°46'32" W	147.98'
L2	S 88°46'32" W	43.06'
L3	N 44°38'01" E	123.87'
L4	N 89°26'46" E	42.56'
L5	S 44°38'05" W	123.15'
L6	N 89°26'46" E	60.02'



**DAVID ANDERSON SURVEY
ABSTRACT NO. 4**

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

**TEMPORARY
EASEMENT
0.0850 ACRES
3,704 SQ. FT.**



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #7



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0702 ACRE (3,057 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0702 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID 2.324 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,941.27, E=2,335,550.24;

THENCE (L1) SOUTH 01°09'30" EAST, ALONG THE COMMON LINE OF SAID 2.324 ACRE TRACT OF LAND AND SAID 7.814 ACRE TRACT OF LAND, A DISTANCE OF 15.79 FEET TO A POINT FOR CORNER;

THENCE (L2) SOUTH 44°38'06" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 2.324 ACRE TRACT OF LAND, A DISTANCE OF 83.73 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID 2.324 ACRE TRACT OF LAND;

THENCE (L3) SOUTH 89°26'46" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 42.56 FEET TO A POINT FOR CORNER;

THENCE (L4) NORTH 44°38'01" EAST, DEPARTING SAID SOUTH LINE OVER AND ACROSS SAID 2.324 ACRE TRACT OF LAND, A DISTANCE OF 106.14 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 2.324 ACRE TRACT OF LAND AND SAID 39.670 ACRE TRACT OF LAND;

THENCE (L5) NORTH 89°27'22" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 26.49 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 3,057 SQUARE FEET OR 0.0702 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



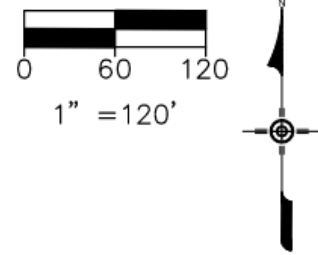
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01°09'30" E	15.79'
L2	S 44°38'06" W	83.73'
L3	S 89°26'46" W	42.56'
L4	N 44°38'01" E	106.14'
L5	N 89°27'22" E	26.49'
L6	N 89°26'46" E	60.02'
L7	S 00°56'33" E	85.07'

CALLED 39.670 ACRES
(PARCEL NO. 41 WITHIN AIRPORT BOUNDARY)
CITY OF FORT WORTH
VOL. 1215, PG. 740
O.P.R.J.C.T.

EXISTING 20' SANITARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

EXISTING 20' SANITARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

DAVID ANDERSON SURVEY
ABSTRACT NO. 4



**TEMPORARY
EASEMENT
0.0702 ACRES
3,057 SQ. FT.**

20' SANITARY SEWER EASEMENT
(VILLAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2898, PG. 330
O.P.R.J.C.T.

POB
BMON

CALLED 2.324 ACRES
TEXAS ELECTRIC SERVICE COMPANY
VOL. 1241, PG. 460, O.P.R.J.C.T.

REMAINDER OF
CALLED 5.085 ACRES (TRACT TWO)
CITY OF FORT WORTH
VOL. 1242, PG. 203, O.P.R.J.C.T.

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 800
D.R.J.C.T.

75' EASEMENT AND RIGHT-OF-WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 1165, PG. 338
D.R.J.C.T.

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 800
D.R.J.C.T.

25' DRAINAGE EASEMENT
CITY OF BURLESON
INST. NO. 2015-10958
O.P.R.J.C.T.

LOT 1, BLOCK 1
VILLAGE CREEK ADDITION
VOL. 11, PG. 855
P.R.J.C.T.

CALLED 21.37 ACRES (TRACT 2)
LOUIS T. MUZYKA
INST. NO. 2019-12918
O.P.R.J.C.T.
(SAVE & EXCEPT 7.814 ACRES)

20' SANITARY SEWER EASEMENT
(VILLAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2946, PG. 887
O.P.R.J.C.T.

LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #8



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0079 ACRE (344 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0079 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF SAID 39.670 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,941.27, E=2,335,550.24;

THENCE (L1) SOUTH 89°27'22" WEST, ALONG THE COMMON LINE OF SAID 2.324 ACRE TRACT OF LAND AND SAID 39.670 ACRE TRACT OF LAND, A DISTANCE OF 26.49 FEET TO A POINT FOR CORNER;

THENCE (L2) NORTH 44°38'01" EAST DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 39.670 ACRE TRACT OF LAND, A DISTANCE OF 36.87 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 39.670 ACRE TRACT OF LAND AND SAID 7.814 ACRE TRACT OF LAND;

THENCE (L3) SOUTH 01°17'26" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 25.99 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 344 SQUARE FEET OR 0.0079 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



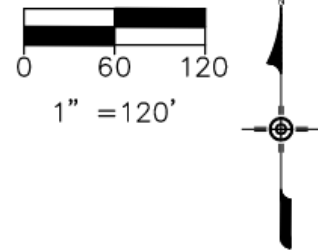
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°27'22" W	26.49'
L2	N 44°38'01" E	36.87'
L3	S 01°17'26" E	25.99'
L4	S 01°09'30" E	74.81'

CALLED 39.670 ACRES
(PARCEL NO. 41 WITHIN AIRPORT BOUNDARY)
CITY OF FORT WORTH
VOL. 1215, PG. 740
O.P.R.J.C.T.

EXISTING 20' SANIARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

EXISTING 20' SANIARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

DAVID ANDERSON SURVEY
ABSTRACT NO. 4



**TEMPORARY
EASEMENT
0.0079 ACRES
344 SQ. FT.**

20' SANIARY SEWER EASEMENT
(VILLAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2898, PG. 330
O.P.R.J.C.T.

CALLED 2.324 ACRES
TEXAS ELECTRIC SERVICE COMPANY
VOL. 1241, PG. 460, O.P.R.J.C.T.

POB
BMON

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

REMAINDER OF
CALLED 5.085 ACRES (TRACT TWO)
CITY OF FORT WORTH
VOL. 1242, PG. 203, O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 800
D.R.J.C.T.

75' EASEMENT AND RIGHT-OF-WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 1165, PG. 338
D.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 800
D.R.J.C.T.

25' DRAINAGE EASEMENT
CITY OF BURLESON
INST. NO. 2015-10958
O.P.R.J.C.T.

LOT 1, BLOCK 1
VILLAGE CREEK ADDITION
VOL. 11, PG. 855
P.R.J.C.T.

CALLED 21.37 ACRES (TRACT 2)
LOUIS T. MUZYKA
INST. NO. 2019-12918
O.P.R.J.C.T.
(SAVE & EXCEPT 7.814 ACRES)



REMAINDER OF
CALLED 12.332 ACRES
LANDMARK EQUITIES, LLC
VOL. 2354, PG. 358
O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
(VILLAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2946, PG. 887
O.P.R.J.C.T.



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #9



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.4763 ACRE (20,750 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A 30.509 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1240, PAGE 856, O.P.R.J.C.T.; SAID 0.4763 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF SAID 39.670 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,884,726.70, E=2,335,532.52;

THENCE (L1) NORTH 01°17'32" WEST, ALONG THE COMMON LINE OF SAID 39.670 ACRE TRACT OF LAND, SAID 30.509 ACRE TRACT OF LAND AND SAID 7.814 ACRE TRACT OF LAND, A DISTANCE OF 785.73 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,883,125.15, E=2,335,050.76;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 39.670 ACRE TRACT OF LAND AND SAID 30.509 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L2) SOUTH 81°27'33" WEST, A DISTANCE OF 5.76 FEET TO A POINT FOR CORNER;

(L3) NORTH 03°37'13" WEST, A DISTANCE OF 18.89 FEET TO A POINT FOR CORNER;

(L4) NORTH 75°23'37" WEST, A DISTANCE OF 21.06 FEET TO A POINT FOR CORNER;

(L5) NORTH 03°37'13" WEST, A DISTANCE OF 2.91 FEET TO A POINT FOR CORNER;

(L6) NORTH 81°27'36" EAST, A DISTANCE OF 709.11 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 30.509 ACRE TRACT OF LAND AND A CALLED 21.97 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF BURLESON, RECORDED IN VOLUME 1853, PAGE 246, O.P.R.J.C.T.;

THENCE (L7) SOUTH 04°11'18" WEST, ALONG SAID THE COMMON LINE, A DISTANCE OF 30.76 FEET TO A POINT FOR CORNER;

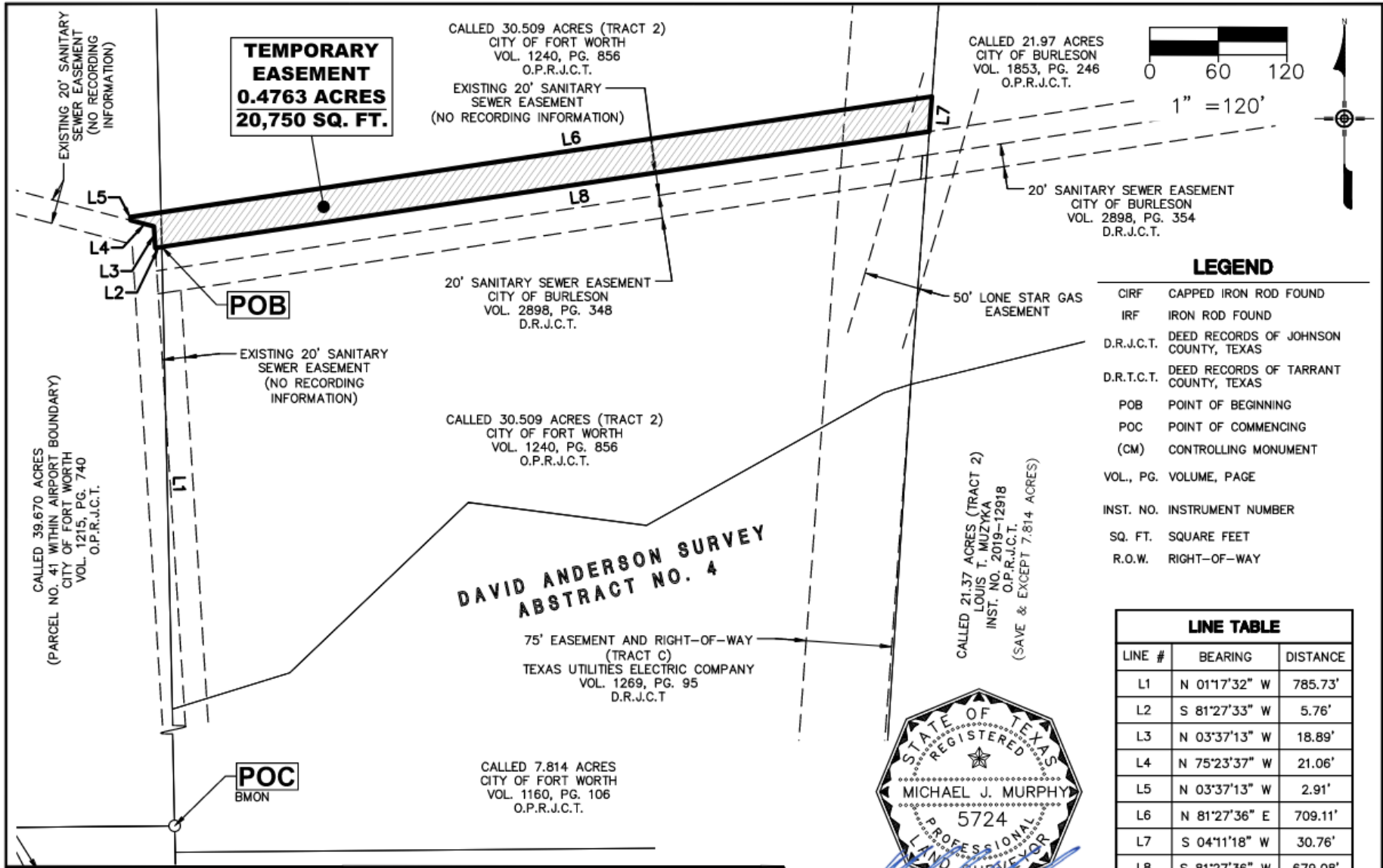
THENCE (L8) SOUTH 81°27'36" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 30.509 ACRE TRACT OF LAND TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 20,750 SQUARE FEET OR 0.4763 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 01°17'32" W	785.73'
L2	S 81°27'33" W	5.76'
L3	N 03°37'13" W	18.89'
L4	N 75°23'37" W	21.06'
L5	N 03°37'13" W	2.91'
L6	N 81°27'36" E	709.11'
L7	S 04°11'18" W	30.76'
L8	S 81°27'36" W	679.08'



NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Stantec

6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

DAVID ANDERSON SURVEY, ABSTRACT NO. 4

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DATE: 3/17/2026	SCALE: 1" = 120'	DRAWN BY: MJM	PROJECT NO.: 177311904	SHEET NO. 2 OF 2
-----------------	------------------	---------------	------------------------	------------------



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.2446 ACRE (10,655 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 30.509 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1240, PAGE 856, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.2446 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, O.P.R.J.C.T., SAME BEING THE NORTHEAST CORNER OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,941.27, E=2,335,550.24;

THENCE (L1) NORTH 01°17'26" WEST, ALONG THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND SAID 39.670 ACRE TRACT OF LAND, A DISTANCE OF 25.99 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 7.814 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L2) NORTH 44°38'01" EAST, A DISTANCE OF 48.68 FEET TO A POINT;

(L3) NORTH 02°25'17" EAST, A DISTANCE OF 83.62 FEET TO A POINT;

(L4) NORTH 03°37'13" WEST, A DISTANCE OF 247.14 FEET TO THE **POINT OF BEGINNING** IN THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND SAID 30.509 ACRE TRACT OF LAND AND HAVING STATE PLANE GRID COORDINATES OF N=6,884,332.04, E=2,335,571.78;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 30.509 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L5) NORTH 03°37'13" WEST, A DISTANCE OF 357.48 FEET TO A POINT FOR CORNER;

(L6) NORTH 81°27'35" EAST, A DISTANCE OF 30.11 FEET TO A POINT FOR CORNER;

(L7) SOUTH 03°37'13" EAST, A DISTANCE OF 352.85 FEET TO A POINT FOR CORNER IN AFOREMENTIONED COMMON LINE BETWEEN SAID 30.509 ACRE TRACT OF LAND AND SAID 7.814 ACRE TRACT OF LAND;

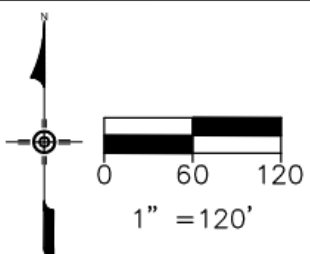
THENCE (L8) SOUTH 72°52'17" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 30.85 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 10,655 SQUARE FEET OR 0.2446 ACRES OF LAND.

NOTE:

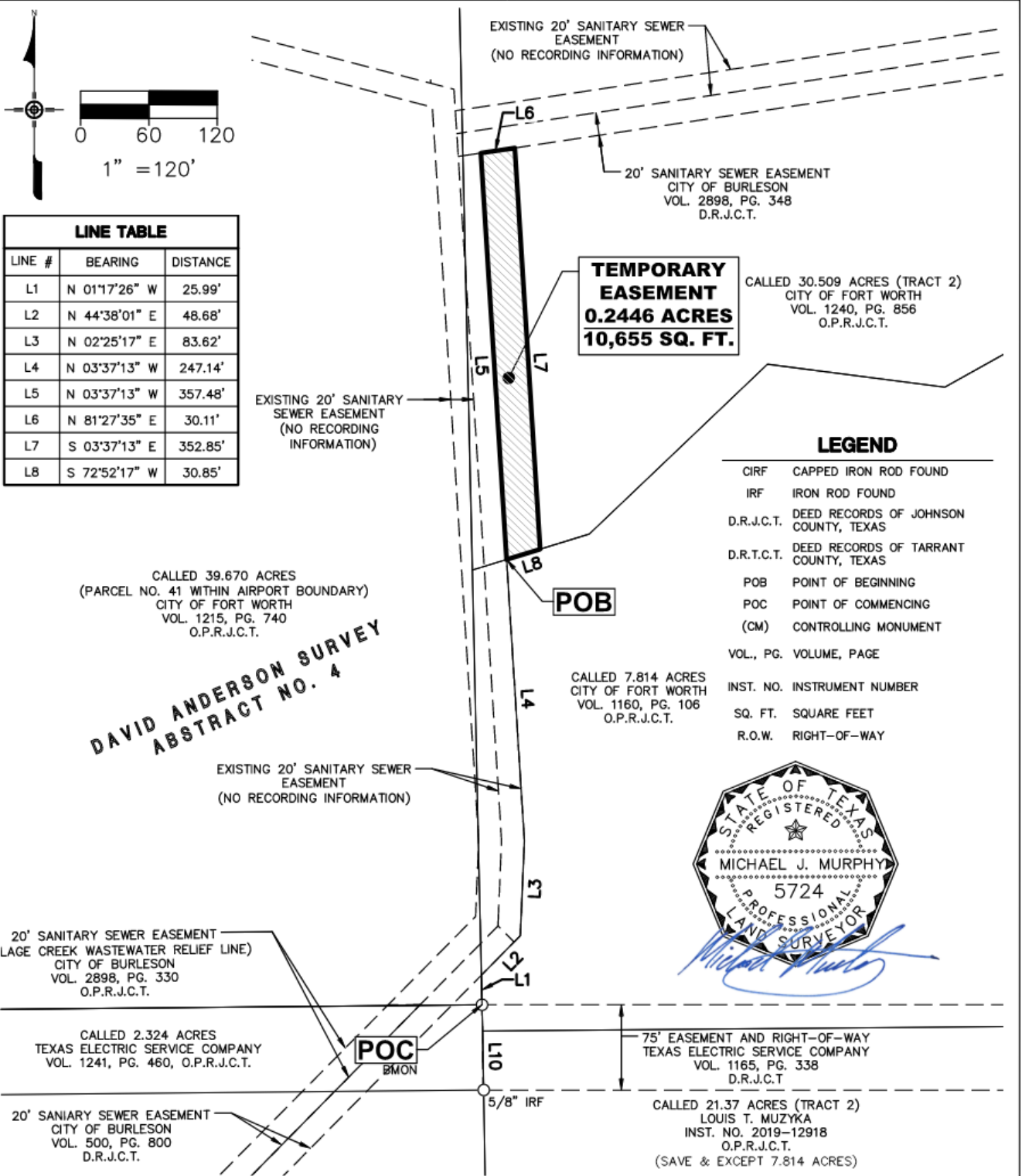
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 01°17'26" W	25.99'
L2	N 44°38'01" E	48.68'
L3	N 02°25'17" E	83.62'
L4	N 03°37'13" W	247.14'
L5	N 03°37'13" W	357.48'
L6	N 81°27'35" E	30.11'
L7	S 03°37'13" E	352.85'
L8	S 72°52'17" W	30.85'



DAVID ANDERSON SURVEY
ABSTRACT NO. 4

**TEMPORARY
EASEMENT
0.2446 ACRES
10,655 SQ. FT.**

CALLED 30.509 ACRES (TRACT 2)
CITY OF FORT WORTH
VOL. 1240, PG. 856
O.P.R.J.C.T.

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT 'A'
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #10



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 1.1384 ACRE (49,587 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1 OF JE WHITE ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2022-165, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A PORTION OF A CALLED 82.589 ACRE TRACT OF LAND DESCRIBED IN AN ASSUMPTION WARRANTY DEED TO WC FARM LLC, RECORDED IN INSTRUMENT NUMBER 2021-31249, O.P.R.J.C.T.; SAID 1.1384 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH IRON PIPE (POST) FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAME BEING THE SOUTHWEST CORNER OF A CALLED 54.382 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THOMAS CROSSING LLC, RECORDED IN VOLUME 2160, PAGE 373, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,699.33, E=2,338,692.17;

THENCE NORTH 01°20'14" WEST, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND SAID 54.382 ACRE TRACT OF LAND, A DISTANCE OF 1,647.77 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,885,346.46, E=2,338,653.72;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 1, BLOCK 1 AND SAID 82.589 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L1) SOUTH 75°55'55" WEST, A DISTANCE OF 1,544.74 FEET TO A POINT FOR CORNER;

(L2) SOUTH 81°14'00" WEST, A DISTANCE OF 109.00 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND A CALLED 21.97 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF BURLESON, RECORDED IN VOLUME 1853, PAGE 246, O.P.R.J.C.T.;

THENCE ALONG SAID COMMON LINE THE FOLLOWING CALLS:

(L3) NORTH 13°12'40" EAST, A DISTANCE OF 10.33 FEET TO A POINT FOR CORNER;

(L4) NORTH 17°27'39" WEST, A DISTANCE OF 20.66 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 1, BLOCK 1 AND SAID 82.589 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L5) NORTH 81°14'00" EAST, A DISTANCE OF 106.86 FEET TO A POINT FOR CORNER;

(L6) NORTH 75°55'59" EAST, A DISTANCE OF 1,550.12 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND A CALLED 124.968 ACRE TRACT OF LAND (TRACT 5) DESCRIBED IN A DEED TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER D219015491, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

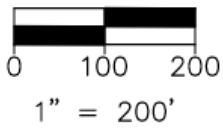
THENCE (L7) SOUTH 01°20'14" EAST, ALONG SAID THE COMMON LINE, A DISTANCE OF 30.73 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 49,587 SQUARE FEET OR 1.1384 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





**DAVID ANDERSON SURVEY
ABSTRACT NO. 4**

LOT 1 BLOCK 1
JE WHITE ADDITION
INST. NO. 2022-165
O.P.R.J.C.T.

**TEMPORARY
EASEMENT
1.1384 ACRES
49,587 SQ. FT.**

CALLED 124.968 ACRES
(TRACT E)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.J.C.T.

60' RIGHT-OF-WAY
RESERVATION LINE
INST. NO. 2022-165
O.P.R.J.C.T.

CALLED 21.97 ACRES
CITY OF BURLESON
VOL. 1853, PG. 246
O.P.R.J.C.T.

POB

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2866, PG. 946
O.P.R.J.C.T.
(SHOWN ON THE PLAT)

20' SANIARY SEWER EASEMENT
CITY OF FORT WORTH
VOL. 5324, PG. 243
D.R.T.C.T.

CALLED 82.589 ACRES
WC FARM LLC
INST. NO. 2021-31249
O.P.R.J.C.T.

N 01°20'14" W 1647.77'

CALLED 54.382 ACRES (TRACT E)
THOMAS CROSSING, LLC
VOL. 2160, PG. 373
O.P.R.J.C.T.

60' RIGHT-OF-WAY
RESERVATION LINE
INST. NO. 2022-165
O.P.R.J.C.T.

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 75°55'55" W	1544.74'
L2	S 81°14'00" W	109.00'
L3	N 13°12'40" E	10.33'
L4	N 17°27'39" W	20.66'
L5	N 81°14'00" E	106.86'
L6	N 75°55'59" E	1550.12'
L7	S 01°20'14" E	30.73'



Michael J. Murphy

POC

3" IPF



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #11



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 2.4588 ACRE (107,105 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931 AND THE ABNER LEE SURVEY ABSTRACT NO. 496, CITY OF BURLESON AND FORT WORTH, JOHNSON AND TARRANT COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.883 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER 2020-1765, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A CALLED 124.968 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NO. D219015491, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); SAID 2.4588 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND FOR AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 10.883 ACRE TRACT OF LAND, SAME BEING AN ANGLE POINT IN A SOUTHERLY LINE OF A CALLED 99.769 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BURLESON GOLF PARTNERS, LLC RECORDED IN INSTRUMENT NUMBER D219015491, O.P.R.T.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,887,712.81, E=2,342,013.35;

THENCE SOUTH 44°35'17" WEST, ALONG THE COMMON LINE OF SAID 10.883 ACRE TRACT OF LAND AND SAID 99.769 ACRE TRACT OF LAND, A DISTANCE OF 599.11 FEET TO A POINT;

THENCE (L1) SOUTH 45°24'43" EAST DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 10.883 ACRE TRACT OF LAND, A DISTANCE OF 25.65 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,887,268.18, E=2,341,611.09;

THENCE OVER AND ACROSS SAID 10.883 ACRE TRACT OF LAND AND SAID 124.968 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L2) SOUTH 45°24'45" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

(L3) SOUTH 44°35'15" WEST, A DISTANCE OF 171.13 FEET TO A POINT FOR CORNER;

(L4) SOUTH 45°24'45" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

SOUTH 44°35'15" WEST, A DISTANCE OF 1,992.18 FEET TO A POINT FOR CORNER;

SOUTH 76°08'39" WEST, A DISTANCE OF 1,504.22 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 124.968 ACRE TRACT OF LAND AND LOT 1, BLOCK 1 OF JE WHITE ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2022-165, O.P.R.J.C.T.;

THENCE NORTH 01°20'14" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 30.73 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 10.883 ACRE TRACT OF LAND AND SAID 124.968 ACRE TRACT OF LAND THE FOLLOWING CALLS:

NORTH 76°08'39" EAST, A DISTANCE OF 1,489.08 FEET TO A POINT FOR CORNER;

NORTH 44°35'15" EAST, A DISTANCE OF 2,154.83 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 107,105 SQUARE FEET OR 2.4588 ACRES OF LAND.



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°24'43" E	25.65'
L2	S 45°24'45" E	15.00'
L3	S 44°35'15" W	171.13'
L4	S 45°24'45" E	15.00'

LOT 1R, BLOCK 2
THOMAS CROSSING
INST. NO. D217088756
O.P.R.T.C.T.

5' UTILITY EASEMENT
CITY OF FORT WORTH
VOL. 14062, PG. 219
D.R.T.C.T.

ENCROACHMENT ON EASEMENT
CITY OF FORT WORTH
VOL. 2332, PG. 992, D.R.J.C.T.
VOL. 13770, PG. 409, D.R.T.C.T.
(HATCHED AREA)

15' SANITARY SEWER EASEMENT
CITY OF FORT WORTH
VOL. 14062, PG. 224
D.R.T.C.T.

CALLED 10.883 ACRES
BURLESON GOLF PARTNERS, LLC
INST. NO. 2020-01765, O.P.R.J.C.T.
INST. NO. D219015491 &
INST. NO. D219296596, O.P.R.T.C.T.

**TEMPORARY CONSTRUCTION
EASEMENT**
2.4588 ACRES
107,105 SQ. FT.

(APPROXIMATE LOCATION)
75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1269, PG. 95, D.R.J.C.T.

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

SANITARY SEWER EASEMENT
CITY OF FORT WORTH
VOL. 2898, PG. 319
O.P.R.J.C.T.

(APPROXIMATE LOCATION)
75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1200, PG. 95, D.R.J.C.T.

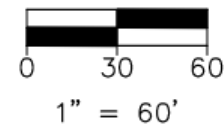
CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

EASEMENT AND RIGHT OF WAY
ONCOR ELECTRIC DELIVERY COMPANY
INST. NO. D221254603
O.P.R.T.C.T.

5/8" CIRF
"DUNAWAY" (CM) **POC**

5/8" CIRF
"DUNAWAY"

POB



LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

**ABNER LEE SURVEY
ABSTRACT NO. 931**

MATCHLINE



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931 & 496
CITY OF FORT WORTH AND BURLESON
JOHNSON AND TARRANT COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

DATE: 3/19/2026	SCALE: 1" = 100'	DRAWN BY: MJM	PROJECT NO.: 177311904	SHEET NO. 3 OF 5
-----------------	------------------	---------------	------------------------	------------------

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°24'43" E	25.65'
L2	S 45°24'45" E	15.00'
L3	S 44°35'15" W	171.13'
L4	S 45°24'45" E	15.00'



SOUTHERN OAKS GOLF AND TENNIS CLUB

CALLED 99.769 ACRES (TRACT 1)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

MATCHLINE

N 44°35'15" E
2154.83'

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

CALLED 10.883 ACRES
BURLESON GOLF PARTNERS, LLC
INST. NO. 2020-01765, O.P.R.J.C.T.
INST. NO. D219015491 &
INST. NO. D219296596, O.P.R.T.C.T.

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

**TEMPORARY CONSTRUCTION
EASEMENT
2.4588 ACRES
107,105 SQ. FT.**

75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1269, PG. 95, D.R.J.C.T.
D.R.T.C.T.

ABNER LEE SURVEY
ABSTRACT NO. 931

CALLED 10.883 ACRES
BURLESON GOLF PARTNERS, LLC
INST. NO. 2020-01765, O.P.R.J.C.T.
INST. NO. D219015491 &
INST. NO. D219296596, O.P.R.T.C.T.

CIRF
"DUNAWAY"

FORT WORTH CITY LIMITS & TARRANT COUNTY
BURLESON CITY LIMITS & JOHNSON COUNTY

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

ABNER LEE SURVEY
ABSTRACT NO. 496

EXISTING 20' SANITARY SEWER EASEMENT
(NO RECORDING INFORMATION)

N 44°35'15" E
2154.83'

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

S 44°35'15" W
1992.18'

N 76°08'39" E
1489.08'

S 76°08'39" W
1504.22'

MATCHLINE



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

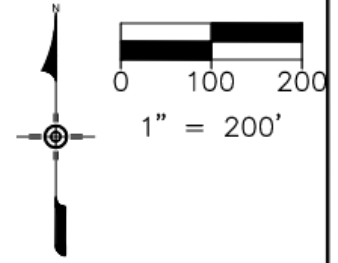
EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931 & 496
CITY OF FORT WORTH AND BURLESON
JOHNSON AND TARRANT COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°24'43" E	25.65'
L2	S 45°24'45" E	15.00'
L3	S 44°35'15" W	171.13'
L4	S 45°24'45" E	15.00'



8" POST FOUND

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

LOT 1 BLOCK 1
JE WHITE ADDITION
INST. NO. 2022-165
O.P.R.J.C.T.

N 01°20'14" W
30.73'

N 76°08'39" E 1489.08'

S 76°08'39" W 1504.22'

**TEMPORARY CONSTRUCTION
EASEMENT
2.4588 ACRES
107,105 SQ. FT.**

MATCHLINE

20' SANIARY SEWER EASEMEN
CITY OF BURLESON
VOL. 4295, PG. 413
D.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

CALLED 124.968 ACRES
(TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 1226, PG. 276
D.R.J.C.T.

**ABNER LEE SURVEY
ABSTRACT NO. 496**

CALLED 54.382 ACRES (TRACT E)
THOMAS CROSSING, LLC
VOL. 2160, PG 373
O.P.R.J.C.T.



LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931 & 496
CITY OF FORT WORTH AND BURLESON
JOHNSON AND TARRANT COUNTY, TEXAS

DATE: 3/19/2026	SCALE: 1" = 200'	DRAWN BY: MJM	PROJECT NO.: 177311904	SHEET NO. 5 OF 5
-----------------	------------------	---------------	------------------------	------------------

Temporary Easement #12



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.2829 ACRE (12,322 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.2829 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, O.P.R.J.C.T., SAME BEING THE NORTHEAST CORNER OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF SAID 7.814 ACRE TRACT OF LAND, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,941.27, E=2,335,550.24;

THENCE (L1) NORTH 01°17'26" WEST, ALONG THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND SAID 39.670 ACRE TRACT OF LAND, A DISTANCE OF 25.99 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 7.814 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L2) NORTH 44°38'01" EAST, A DISTANCE OF 48.68 FEET TO A POINT FOR CORNER;

(L3) NORTH 02°25'17" EAST, A DISTANCE OF 83.62 FEET TO A POINT FOR CORNER;

(L4) NORTH 03°37'13" WEST, A DISTANCE OF 247.14 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND A CALLED 30.509 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1240, PAGE 856, O.P.R.J.C.T.;

THENCE (L5) NORTH 72°52'17" EAST ALONG SAID COMMON LINE, A DISTANCE OF 30.85 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 7.814 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L6) SOUTH 03°37'13" EAST, A DISTANCE OF 255.93 FEET TO A POINT FOR CORNER;

(L7) SOUTH 02°25'17" WEST, A DISTANCE OF 96.78 FEET TO A POINT FOR CORNER;

(L8) SOUTH 44°38'09" WEST, A DISTANCE OF 89.36 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND SAID 2.324 ACRE TRACT OF LAND;

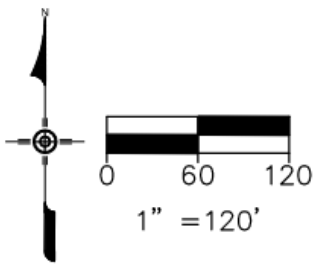
THENCE (L9) NORTH 01°09'30" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 15.79 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 12,322 SQUARE FEET OR 0.2829 ACRES OF LAND.

NOTE:

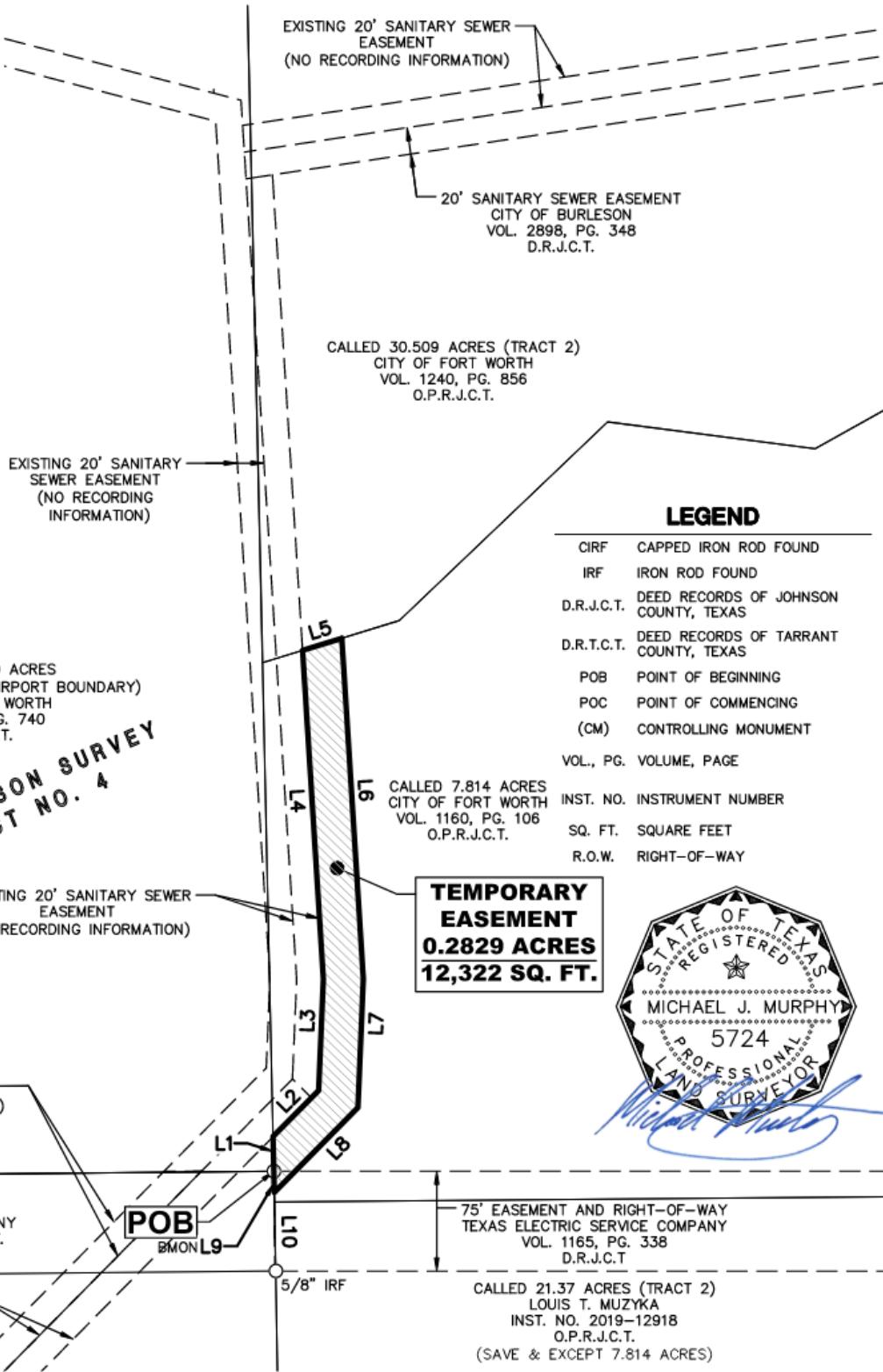
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 01°17'26" W	25.99'
L2	N 44°38'01" E	48.68'
L3	N 02°25'17" E	83.62'
L4	N 03°37'13" W	247.14'
L5	N 72°52'17" E	30.85'
L6	S 03°37'13" E	255.93'
L7	S 02°25'17" W	96.78'
L8	S 44°38'09" W	89.36'
L9	N 01°09'30" W	15.79'
L10	S 01°09'30" E	59.01'



DAVID ANDERSON SURVEY
ABSTRACT NO. 4

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT 'A'
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

City Council Regular Meeting

DEPARTMENT: Finance


FROM: Kevin Hennessey, Deputy Director of Finance

MEETING: April 20, 2026

SUBJECT:

Consider and take possible action on an ordinance amending the City operating budget (CSO#5910-09-2025) for Fiscal Year 2025-2026 by increasing appropriations in the General Fund in the amount of \$13,430, by increasing appropriations in the Public Safety Grant Fund in the amount of \$31,070, by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, by increasing anticipated revenues in the Public Safety Grant Fund by \$31,070, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757; and finding time is of the essence. (First and Final Reading) *(Staff Contact: Kevin Hennessey, Deputy Director of Finance)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	<p>1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.</p>

SUMMARY:

Amending the City budget for the Fiscal Year 2025-2026 to accommodate adding a full-time regular position supporting Capital Engineering operations. This budget amendment will add one position to the full-time head count (\$13,430). Appropriating the public safety grant for the Fire department (\$31,070), and appropriating budget related to the SFC contract for Bartlett Park Soccer Complex; appropriating start up

costs in the newly established Bartlett Park Soccer Complex Fund (\$260,757), and the 4B Fund supporting these new costs; transfer to the Bartlett Park Soccer Complex Fund (\$95,607), establishing working capital for SFC (\$100,000).

RECOMMENDATION:

Approve the ordinance amending the City budget for Fiscal Year 2025-2026 by increasing appropriations to various funds.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

On August 18, 2025, the 4B Board approved the budget and Capital Improvement Plan.

On September 2, 2025, the City Council held a public hearing and conducted the first reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On September 8, 2025, the City Council approved the second reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the City Council approved a budget amendment.

On December 15, 2025, the City Council approved an amendment to the annual operating budget to accommodate encumbrance rollovers from FY 2024-2025.

On February 16, 2026, the City Council approved an amendment to the annual operating budget to accommodate operating and capital needs.

On March 23, 2026, the City Council approved an amendment to the annual operating budget to accommodate operating and capital needs.

REFERENCE:

CSO#5910-09-2025

FISCAL IMPACT:

Fund	Proposed Revenues	Proposed Expenditures
General Fund	-	13,430
Public Safety Grant	31,070	31,070
4B Fund	-	195,607
Bartlett Park Soccer Complex	260,757	260,757
Total Impact	291,827	500,864

STAFF CONTACT:

Kevin Hennessey
 Deputy Director of Finance
KHennessey@burlesontx.com
 817-426-9648

Fiscal Year 2025-2026 Mid-Year Budget Amendment

PRESENTED TO THE COUNCIL ON

APRIL 20, 2026

Overview



Total Fiscal Impact of the Budget Amendment



Purpose of the Budget Amendment by Fund



Fiscal Impact of the Budget Amendment by Fund

Fiscal Impact of the Budget Amendment

Fund	Proposed Revenues	Proposed Expenditures
General Fund	-	13,430
Public Safety Grant	31,070	31,070
4B Fund	-	195,607
Bartlett Park Soccer Complex	260,757	260,757
Total Impact	291,827	500,864

General Fund

Creation of a full-time regular position supporting Capital Engineering operations. This position will add 1 position to the full-time head count- \$44,767

Engineering, Design, and Planning cost coverage for work dedicated to capital projects- (\$31,337)

General Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Capital Engineering	Personnel	-	44,767	New FTE: Senior Project Manager
	Reimbursement of Personnel	-	(31,337)	ED&P Subsidy
	Total Proposed Budget Amendment	-	13,430	

Public Safety Grant Fund

Texas Workforce Grant- \$31,070

Other Special Revenue Funds

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Fire	State Grant Receipts	31,070	-	Texas Workforce Grant (EMS School)
Fire	Travel and Training	-	31,070	Texas Workforce Grant (EMS School)
	Total Proposed Budget Amendment	31,070	31,070	

4B Fund

Bartlett Park SFC agreement needs for the new Bartlett Park Soccer Complex Fund - \$95,607

Bartlett Park SFC start up Working Capital - \$100,000

4B Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer to Bartlett Park	-	95,607	Bartlett Park SFC set-up costs
Recreation	Transfer to Bartlett Park	-	100,000	Bartlett Park SFC Working Capital
	Total Proposed Budget Amendment	-	195,607	

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	Total Transfer from 4B	195,607	100,000	

City Field Operating Costs

Recreation	Activity Fees	15,650	-	BTX League Revenue
Recreation	Rec/Ed Supplies	-	7,662	BTX League Expenses
Recreation	Miscellaneous Expense	-	13,370	BTX Referees
Recreation	Transfer to PPF	-	12,396	BTX Staffing
Recreation	Rec/Ed Supplies	-	230	BTX Utilities
	Total City Field Operating Costs	15,650	33,658	

SFC Concession Operating Costs

Recreation	Concessions	49,500	-	SFC Projected Food & Beverage Revenue
Recreation	Miscellaneous Expense	-	4,170	SFC Operating Expenditures: Misc
Recreation	Salaries	-	3,094	SFC Operating Expenditures: Staffing
Recreation	Cost of Sale	-	27,225	SFC Operating Expenditures: F&B
	Total SFC Concession Operating Costs	49,500	34,489	

SFC One-Time Set Costs

Recreation	Miscellaneous Expense	-	1,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Cost of Sale	-	15,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Clothing	-	750	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Minor Apparatus	-	21,483	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	Total SFC One-Time Set Costs	-	92,610	

	Total Proposed Budget Amendment	260,757	260,757	
--	--	----------------	----------------	--

Bartlett Park
Soccer
Complex Fund

Bartlett Park Soccer Complex Fund

Working capital is the funding set aside to keep operations running smoothly by covering expenses as they occur, even when revenues and expenses happen at different times- \$100,000

The City will take on responsibility for managing and scheduling the fields to support league play and tournaments. This includes routine operating costs such as maintenance, staffing, and coordination. These costs are partially offset by field use fees and tournament related revenue- \$33,658

Bartlett Park Soccer Complex Fund

SFC will operate the concession stands year-round, including outdoor pool season. Their operations are expected to generate revenue that helps offset their day-to-day costs, such as staffing, inventory, and supplies- \$34,489

To launch a quality concession experience, SFC is requesting an upfront investment in equipment and supplies. These are one-time costs to establish operations and deliver the level of service expected at the complex- \$92,610

Bartlett Park Soccer Complex Fund

4B Subsidy & Working Capital

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	Total Transfer from 4B	195,607	100,000	

Bartlett Park Soccer Complex Fund

City Field Operating Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Activity Fees	15,650	-	BTX League Revenue
Recreation	Rec/Ed Supplies	-	7,662	BTX League Expenses
Recreation	Miscellaneous Expense	-	13,370	BTX Referees
Recreation	Transfer to PPF	-	12,396	BTX Staffing
Recreation	Rec/Ed Supplies	-	230	BTX Utilities
	Total City Field Operating Costs	15,650	33,658	

Bartlett Park Soccer Complex Fund

SFC Concession Operating Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Concessions	49,500	-	SFC Projected Food & Beverage Revenue
Recreation	Miscellaneous Expense	-	4,170	SFC Operating Expenditures: Misc
Recreation	Salaries	-	3,094	SFC Operating Expenditures: Staffing
Recreation	Cost of Sale		27,225	SFC Operating Expenditures: F&B
	Total SFC Concession Operating Costs	49,500	34,489	

Bartlett Park Soccer Complex Fund

SFC One-Time Costs

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Miscellaneous Expense	-	1,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Cost of Sale	-	15,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Clothing	-	750	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Minor Apparatus	-	21,483	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	Total SFC One-Time Set Costs	-	92,610	

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Recreation	Transfer From 4B	95,607	-	4b Subsidy
Recreation	Transfer From 4B	100,000	-	Working Capital
Recreation	Transfer Out	-	100,000	Working Capital
	Total Transfer from 4B	195,607	100,000	

City Field Operating Costs

Recreation	Activity Fees	15,650	-	BTX League Revenue
Recreation	Rec/Ed Supplies	-	7,662	BTX League Expenses
Recreation	Miscellaneous Expense	-	13,370	BTX Referees
Recreation	Transfer to PPF	-	12,396	BTX Staffing
Recreation	Rec/Ed Supplies	-	230	BTX Utilities
	Total City Field Operating Costs	15,650	33,658	

SFC Concession Operating Costs

Recreation	Concessions	49,500	-	SFC Projected Food & Beverage Revenue
Recreation	Miscellaneous Expense	-	4,170	SFC Operating Expenditures: Misc
Recreation	Salaries	-	3,094	SFC Operating Expenditures: Staffing
Recreation	Cost of Sale	-	27,225	SFC Operating Expenditures: F&B
	Total SFC Concession Operating Costs	49,500	34,489	

SFC One-Time Set Costs

Recreation	Miscellaneous Expense	-	1,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Cost of Sale	-	15,000	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Clothing	-	750	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Minor Apparatus	-	21,483	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Building Maint & Repair	-	7,500	SFC Bartlett Park Year 1 Set-up Costs
Recreation	Furniture & Equipment	-	46,877	SFC Bartlett Park Year 1 Set-up Costs
	Total SFC One-Time Set Costs	-	92,610	

	Total Proposed Budget Amendment	260,757	260,757	
--	--	----------------	----------------	--

Bartlett Park
Soccer
Complex Fund

Recommendation / Action Requested

Move to approve a resolution requesting a Mid-Year Budget Amendment to increase in revenues of \$291,827, and an increase in appropriations totaling \$500,864 in various funds to accommodate operating needs for Fiscal Year 2025-2026.

Questions / Comments



Appendix



Total Revenue & Expenses - 5-Year Detail

Revenue	June-Sept. 2026	Year 1	Year 2	Year 3	Year 4	Year 5
Food & Beverage	\$49,500	\$82,500	\$86,625	\$90,956	\$95,504	\$100,279
Total Revenue	\$49,500	\$82,500	\$86,625	\$90,956	\$95,504	\$100,279
Cost of Goods Sold	June-Sept. 2026	Year 1	Year 2	Year 3	Year 4	Year 5
Food & Beverage	\$27,225	\$45,375	\$47,644	\$50,026	\$52,527	\$55,154
Total Cost of Goods Sold	\$27,225	\$45,375	\$47,644	\$50,026	\$52,527	\$55,154
Gross Margin	\$22,275	\$37,125	\$38,981	\$40,930	\$42,977	\$45,126
<i>% of Revenue</i>	45%	45%	45%	45%	45%	45%
Facility Expenses	\$1,440	\$2,400	\$2,436	\$2,758	\$2,799	\$2,841
Operating Expense	\$2,730	\$4,550	\$4,676	\$4,807	\$4,943	\$5,084
Management Payroll	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Taxes/Benefits/Bonus	\$3,094	\$5,156	\$5,414	\$5,685	\$5,969	\$6,267
Total Operating Expenses	\$7,264	\$12,106	\$12,526	\$13,250	\$13,711	\$14,192
EBITDA	\$15,011	\$25,019	\$26,455	\$27,681	\$29,266	\$30,933
<i>% of Revenue</i>	30.3%	30.3%	30.5%	30.4%	30.6%	30.8%
<i>F&B Equipment & Set Up Costs</i>	<i>(\$192,610)</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Total Net Income	(\$177,599)	\$25,019	\$26,455	\$27,681	\$29,266	\$30,933

ORDINANCE

AN ORDINANCE AMENDING THE CITY BUDGET FOR FISCAL YEAR 2025-2026 BY INCREASING APPROPRIATIONS IN THE GENERAL FUND IN THE AMOUNT OF \$13,430, BY INCREASING APPROPRIATIONS IN THE PUBLIC SAFETY GRANT FUND IN THE AMOUNT OF \$31,070, BY INCREASING APPROPRIATIONS IN THE 4B FUND IN THE AMOUNT OF \$195,607, BY INCREASING APPROPRIATIONS IN THE BARTLETT PARK SOCCER COMPLEX FUND IN THE AMOUNT OF \$260,757, BY INCREASING ANTICIPATED REVENUES IN THE PUBLIC SAFETY GRANT FUND BY \$31,070, AND BY INCREASING ANTICIPATED REVENUES IN THE BARTLETT PARK SOCCER COMPLEX FUND BY \$260,757; FINDING THAT TIME IS OF THE ESSENCE AND THAT THIS ORDINANCE MAY BE CONSIDERED AND APPROVED AT ONLY ONE MEETING; INSTRUCTING THE CITY MANAGER TO FILE THE BUDGET AMENDMENT WITH THE COUNTY CLERK; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC; AND, PROVIDING FOR A CUMULATIVE CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the “City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, on or about September 8, 2025, the City Council passed Ordinance CSO#5910-09-2025, which adopted a City budget for Fiscal Year 2025-2026 (10/1/25-9/30/26) (the “Original Budget”); and

WHEREAS, on October 20, 2025, December 15, 2025, February 16, 2026, and March 23, 2026 the City Council approved amendments to the Original Budget through ordinances (collectively with amendments the “Budget”); and

WHEREAS, the City Council desires to amend the Budget by increasing appropriations in the General Fund in the amount of \$13,430, by increasing appropriations in the Public Safety Grant Fund in the amount of \$31,070, by increasing appropriations in the 4B Fund in the amount of \$195,607, by increasing appropriations in the newly established Bartlett Park Soccer Complex Fund in the amount of \$260,757, by increasing anticipated revenues in the Public Safety Grant Fund by \$31,070, and by increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757; and

WHEREAS, the City Council may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the Code of Ordinances of the City of Burleson; and

WHEREAS, the City Council finds and determines that this ordinance may be considered and approved in only one meeting because the provisions of this ordinance supplements the adopted budget by appropriating additional funds, because this ordinance is not considered as part of the consent agenda, and because time is of the essence; and

WHEREAS, the City Council hereby finds and determines that the amendments and regulations set forth herein are in the best interest of the public and are adopted in furtherance of the public health, safety, welfare, morals, and general welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

In addition to those amounts appropriated from the various City departments for Fiscal Year 2025-2026 in the Budget, there shall also be increased appropriations and decreased appropriations as set forth in the following funds below:

1. Increasing appropriations in the General Fund in the amount of \$13,430,
2. Increasing appropriations in the Public Safety Grant Fund in the amount of \$31,070,
3. Increasing appropriations in the 4B Fund in the amount of \$195,607, and
4. Increasing appropriations in the Bartlett Park Soccer Complex Fund in the amount of \$260,757.

Additionally, in addition to those amounts estimated as revenue from the various City departments for Fiscal Year 2025-2026 in the Budget, there shall also be increased estimated revenues as set forth in the following funds below:

1. Increasing anticipated revenues in the Public Safety Grant Fund by \$31,070, and
2. Increasing anticipated revenues in the Bartlett Park Soccer Complex Fund by \$260,757.

Section 2.

The findings set forth above in the recitals of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 3.

That, in accordance with state law, the City Manager shall file or cause to be filed a true and correct copy of this ordinance, with the City Secretary and in the office of the County Clerks of Johnson and Tarrant County, Texas.

Section 4.

This ordinance shall be cumulative of all provisions of the City, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 5.

The terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 6.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 7.

This ordinance shall become effective immediately upon its passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED this _____ day of _____, 20_____.

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

City Council Regular Meeting

DEPARTMENT: Capital Engineering


FROM: Randy Morrison, P.E., Director of Capital Engineering

MEETING: April 20, 2026

SUBJECT:

Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan for Fiscal Year 2026-2030. (First and Final Reading) (*Staff Contact: Randy Morrison, P.E., Director of Capital Engineering*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.4 Implement the city's Capital Improvement Program</p>

SUMMARY:

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget and capital improvement plan (CIP). Subsequently, on October 20, 2025, December 15, 2025 and March 23, 2026, the Council adopted ordinances to amend City's FY 2026-2030 CIP. Since adopting the latest amended CIP, staff has prepared recommended updates to the CIP for Council approval.

RECOMMENDATION:

Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP).

On December 15, 2025, the Council adopted a resolution to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP).

On March 23, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP).

REFERENCE:

N/A

FISCAL IMPACT:

NA

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612



FY 2026-2030 CIP Amendment

PRESENTED TO THE CITY COUNCIL ON

APRIL 20, 2026

CIP Changes

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY

Project #	Project Title	Change Summary	Priority Ranking
PC2605	Hidden Creek Softball Fields Demo	Added \$500k allocation in FY26 per City Council direction in order to initiate the project upon the completion of the Spring 2026 season.	Necessary

Proposed CIP Amendment FY26 – FY30

General Government CIP FY26-30



		Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds		\$750,000				\$750,000
	FA2301	Police Expansion	\$5,200,000	\$13,607,500	\$16,409,500			\$30,017,000
	ST2306	Hulen at Wilshire Intersection	\$200,000	\$1,501,027				\$1,501,027
		Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$1,800,000	\$6,003,653				\$6,003,653
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	\$427,804	\$15,275				\$15,275
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2		\$189,596	\$403,834			\$593,430
	FA2601	Fire Station #4				\$2,500,000	\$13,443,000	\$15,943,000
	ST2601	FM 1902 and CR 910 Pedestrian Mobility		\$300,000	\$1,189,901			\$1,489,901
	ST2801	Wilshire Blvd. (SH174) Construction Documents (Wicker Hill to City Limits)				\$750,000	\$1,130,015	\$1,880,015
	ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$3,887,711	\$11,770,242				\$11,770,242
ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2			\$705,749			\$705,749	
ST2_50	Neighborhood Street Rebuilds	\$1,000,000		\$1,261,876	\$1,750,000	\$3,597,953	\$1,000,000	\$7,609,829
167361	Quiet Zone at Dobson Street and County Road 714			\$1,045,541				\$1,045,541
ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	\$3,725,410	\$259,059					\$259,059
ST2603	Wicker Hill and Greenridge Reconstruction		\$1,200,000	\$5,700,000				\$6,900,000
ST2651	CR 914 Reconstruction from CR 914A to CR1021		\$1,000,000					\$1,000,000
ST2604	Hulen St. & BNSF RR Grade Separation		\$5,140,000					\$5,140,000
FA2601	City Hall EV Charger		\$332,476	\$92,000				\$424,476
CE2601	Two New Ambulances		\$1,326,000					\$1,326,000
CE2602	One Replacement Street Sweeper		\$325,000					\$325,000
CE2801	Four Replacement Ambulances				\$2,652,000			\$2,652,000
CE2901	One New Ladder Truck					\$2,438,197		\$2,438,197
CE2902	One New Brush Truck					\$367,332		\$367,332
CE2903	One Replacement BearCat					\$350,000		\$350,000
Total		\$16,240,925	\$43,719,828	\$26,808,401	\$7,652,000	\$7,883,497	\$14,443,000	\$100,506,726

No Changes Proposed

Water and Sewer CIP FY26-30

Project #	Water Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Waterline Rehabilitation		\$1,931,621	\$664,469	\$2,899,954	\$2,000,000	\$2,000,000	\$9,496,044
WA2302	12" Willow Creek Waterline Looping	\$205,818		\$924,000				\$924,000
WA2403	Upper Pressure Plane Waterline Looping	\$280,063		\$1,144,221				\$1,144,221
WA2301	Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	\$22,779,986	\$5,082,815					\$5,082,815
WA2401	Hulen Ground Storage Tank Rehabilitation		\$152,000	\$1,354,557				\$1,506,557
WA2502	Mountain Valley EST and GST Demolition			\$84,395	\$752,233			\$836,628
ST2306	16" Hulen Street Waterline	\$464,889		\$4,803,180				\$4,803,180
WA2503	12" Waterline Loop for Mountain Valley			\$410,248	\$1,072,813			\$1,483,061
WA2306	Offsite Water Supply from Fort Worth	\$2,845,206		\$13,486,298				\$13,486,298
WA2802	Hulen Pump Station Expansion				\$105,000	\$1,195,500		\$1,300,500
WA2801	New Mountain Valley 0.75 MG EST				\$475,000	\$3,200,000		\$3,675,000
WA2701	Turkey Peak Elevated Storage Tank Rehabilitation				\$200,211	\$1,437,171		\$1,637,382
WA2702	Hidden Creek Pkwy Tank Rehab				\$499,993			\$499,993
Water Total		\$26,575,962	\$7,166,436	\$22,871,368	\$6,005,204	\$7,832,671	\$2,000,000	\$45,875,679

Project #	Sewer Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Sewer Line Rehabilitation		\$1,449,443	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$13,449,443
WW2301	Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	\$3,386,196	\$24,178,034	\$3,500,000				\$27,678,034
WW2502	Parkview Dr Sewer Upsizing to 10"		\$139,285	\$1,000,558				\$1,139,843
WW2601	12" Wastewater line Replacement in Village Creek Basin (Golf Course)	\$317,776	\$2,454,224					\$2,454,224
177389	Parallel 24" Sewer from Village Creek to Oakbrook Dr.	\$783,935			\$3,780,000	\$2,310,000		\$6,090,000
WW2602	FM 917 and 35W Lift Station and Force Main		\$839,120	\$3,681,096				\$4,520,216
WW2605	Future Sewer Capacity Study		\$105,000					\$105,000
WW2603	Chisholm West Lift Station Force Main / Collector		\$913,500	\$6,510,000				\$7,423,500
ST2306	16" Hulen Street Sewer			\$1,050,000				\$1,050,000
WW2801	Hyder Ranch Masterplan Sewer (G-B, G-C & C-H)				\$3,465,000		\$4,462,500	\$7,927,500
WW2604	Legacy Hill Sewer Extension		\$651,000					\$651,000
Sewer Total		\$4,487,907	\$30,729,606	\$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$76,976,667

Water & Sewer Total		\$31,063,869	\$37,896,042	\$41,613,022	\$16,250,204	\$13,142,671	\$9,462,500	\$118,367,429
--------------------------------	--	---------------------	---------------------	---------------------	---------------------	---------------------	--------------------	----------------------

No Changes Proposed

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	\$4,001,277			\$5,000,000	\$5,000,000		\$10,000,000
DV2302	Lakewood Drive Extension	\$1,311,915			\$4,000,000			\$4,000,000
	Future Project					\$10,000,000		\$10,000,000
	West Side Infrastructure	\$500,000	\$5,000,000					\$5,000,000
	Land Bank at HCP and I35W		\$6,026,519					\$6,026,519
	Total	\$5,813,192	\$11,026,519	\$0	\$9,000,000	\$15,000,000	\$0	\$35,026,519

No Changes Proposed

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		\$75,075					\$75,075
PC2701	Mistletoe Hill - Bathroom Addition			\$163,375				\$163,375
PK2502	Green Ribbon Phase 1	\$90,000	\$400,000					\$400,000
PC2601	Green Ribbon Phase 2		\$120,750	\$650,000				\$770,750
PK2602	Russell Farm - Master Plan		\$32,051					\$32,051
PC2605	Hidden Creek Softball Fields Demo		\$500,000					\$500,000
PC2651	Golf		\$262,500					\$262,500
PC2702	Bailey Lake - New Playground			\$523,687				\$523,687
PC2703	Mistletoe Hill			\$614,250				\$614,250
PC2709	New Community Park - Playground				\$787,500			\$787,500
PC2802	Bartlett - Playground Replacement				\$441,000			\$441,000
PC2803	Heberle - Park Improvements				\$352,800			\$352,800
PC2804	Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
PC2901	Chisenhall - Playground Replacement					\$546,000		\$546,000
PC2904	BRiCK Roof Replacement					\$1,260,000		\$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
	Total	\$90,000	\$890,376 \$1,390,376	\$1,951,312	\$1,751,636	\$1,806,000	\$180,556	\$6,579,881 \$7,079,881

TIF CIP FY26-30

Project #	TIF 2 Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
	TBD							\$0
	TBD							\$0
	Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

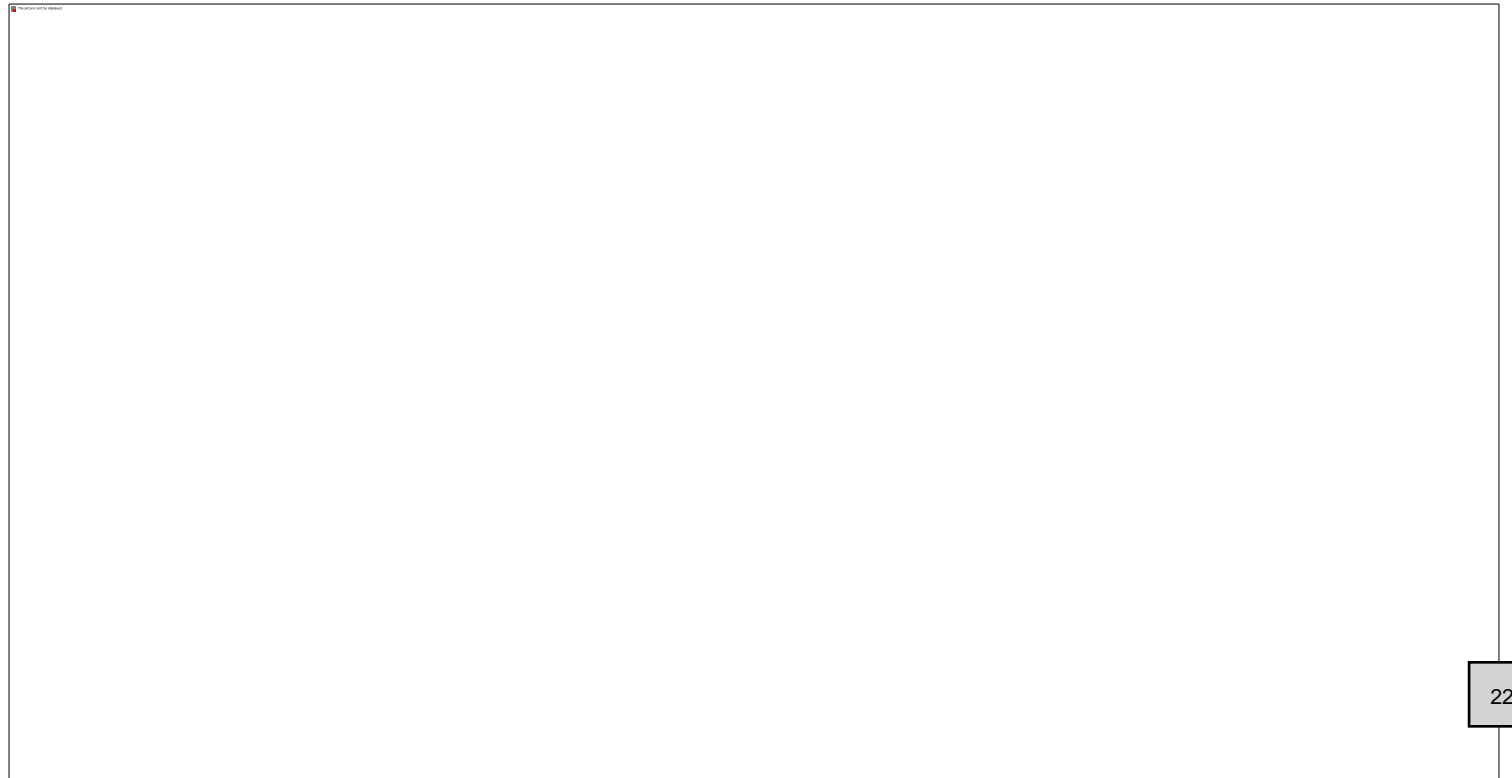
No Changes Proposed

Proposed CIP Amended Fund Summary

FUND SUMMARY	2026	2027	2028	2029	2030	FY26-30 TOTAL
General Government Bonds	\$36,316,220	\$26,716,401	\$7,652,000	\$7,883,497	\$14,443,000	\$93,011,118
Water Bonds	\$7,166,436	\$22,871,368	\$6,005,204	\$7,832,671	\$2,000,000	\$45,875,679
Sewer Bonds	\$30,729,606	\$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$72,488,760
TIF 2 Bonds	\$0	\$0	\$0	\$0	\$0	\$0
4A Bonds	\$11,026,519	\$0	\$9,000,000	\$15,000,000	\$0	\$35,026,519
4B Bonds	\$990,376	\$1,301,312	\$1,751,636	\$1,806,000	\$180,556	\$6,029,881
Cash / Other Funding	\$7,803,608	\$742,000	\$0	\$0	\$0	\$8,545,608
Total	\$94,032,765	\$70,372,735	\$34,653,840	\$37,832,168	\$24,086,056	\$260,977,565

Council
Considerations

Consider and take possible action on an Ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.



Questions / Comments



ORDINANCE

AN ORDINANCE OF THE CITY OF BURLESON, TEXAS, AMENDING THE FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2026-2030, FINDING THAT TIME IS OF THE ESSENCE AND THAT THIS ORDINANCE MAY BE CONSIDERED AND APPROVED AT ONLY ONE MEETING; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the “City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City makes major investments on an ongoing basis in costly capital infrastructure and facilities that improve the quality of service provided by the City; and

WHEREAS, each project requires long-term investment that should only take place after due consideration of the City’s needs, service requirements, and the City’s ability to finance the projects; and

WHEREAS, on September 8, 2025, the City Council passed Ordinance CSO#5910-09-2025, which adopted the five year (FY2026-30) Capital Improvement Plan for Fiscal Year 2025-2026, and, over time, the City Council has adopted amendments thereto, including on October 20, 2025, by passing Ordinance CSO#5973-10-2025 on December 15, 2025, by passing Resolution CSO#6011-12-2025 and on March 23, 2026, by passing first reading of an Ordinance (collectively with amendments, the “Capital Improvement Plan for Fiscal Years 2026-2030”); and

WHEREAS, the City Council desires to amend the CIP Plan as set forth herein; and

WHEREAS, the City Council may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the Code of Ordinances of the City of Burleson; and

WHEREAS, the City Council hereby finds and determines that the amendments and regulations set forth herein are in the best interest of the public and are adopted in furtherance of the public health, safety, welfare, morals, and general welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City hereby amends the Capital Improvement Plan for Fiscal Years 2026-2030, a copy of which is attached hereto as Exhibit A and incorporated herein by reference for all purposes, and approves the official Capital Improvement Plan for Fiscal Year 2025-2026.

Section 2.

The findings set forth above in the recitals of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 3.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 4.

The terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 5.

This ordinance shall become effective immediately upon its passage and publication as required by law.

AND IT IS SO ORDAINED.

First and Final Reading: the _____ day of _____, 2026.

PASSED AND APPROVED this _____ day of _____, 2026.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Attachments: Exhibit A

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

General Government CIP FY26-30

		Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)	
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds		\$750,000				\$750,000	
	FA2301	Police Expansion	\$5,200,000	\$13,607,500	\$16,409,500			\$30,017,000	
	ST2306	Hulen at Wilshire Intersection	\$200,000	\$1,501,027				\$1,501,027	
		Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$1,800,000	\$6,003,653				\$6,003,653	
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	\$427,804	\$15,275				\$15,275	
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2		\$189,596	\$403,834			\$593,430	
	FA2601	Fire Station #4				\$2,500,000	\$13,443,000	\$15,943,000	
	ST2601	FM 1902 and CR 910 Pedestrian Mobility		\$300,000	\$1,189,901			\$1,489,901	
	ST2801	Wilshire Blvd. (SH174) Construction Documents (Wicker Hill to City Limits)				\$750,000	\$1,130,015	\$1,880,015	
	ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$3,887,711	\$11,770,242				\$11,770,242	
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2			\$705,749			\$705,749	
	ST2_50	Neighborhood Street Rebuilds	\$1,000,000		\$1,261,876	\$1,750,000	\$3,597,953	\$1,000,000	\$7,609,829
	167361	Quiet Zone at Dobson Street and County Road 714			\$1,045,541				\$1,045,541
	ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	\$3,725,410	\$259,059					\$259,059
	ST2603	Wicker Hill and Greenridge Reconstruction		\$1,200,000	\$5,700,000				\$6,900,000
	ST2651	CR 914 Reconstruction from CR 914A to CR1021		\$1,000,000					\$1,000,000
	ST2604	Hulen St. & BNSF RR Grade Separation		\$5,140,000					\$5,140,000
	FA2601	City Hall EV Charger		\$332,476	\$92,000				\$424,476
	CE2601	Two New Ambulances		\$1,326,000					\$1,326,000
	CE2602	One Replacement Street Sweeper		\$325,000					\$325,000
CE2801	Four Replacement Ambulances				\$2,652,000			\$2,652,000	
CE2901	One New Ladder Truck					\$2,438,197		\$2,438,197	
CE2902	One New Brush Truck					\$367,332		\$367,332	
CE2903	One Replacement BearCat					\$350,000		\$350,000	
Total		\$16,240,925	\$43,719,828	\$26,808,401	\$7,652,000	\$7,883,497	\$14,443,000	\$100,506,726	

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

Water and Sewer CIP FY26-30

Project #	Water Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Waterline Rehabilitation		\$1,931,621	\$664,469	\$2,899,954	\$2,000,000	\$2,000,000	\$9,496,044
WA2302	12" Willow Creek Waterline Looping	\$205,818		\$924,000				\$924,000
WA2403	Upper Pressure Plane Waterline Looping	\$280,063		\$1,144,221				\$1,144,221
WA2301	Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	\$22,779,986	\$5,082,815					\$5,082,815
WA2401	Hulen Ground Storage Tank Rehabilitation		\$152,000	\$1,354,557				\$1,506,557
WA2502	Mountain Valley EST and GST Demolition			\$84,395	\$752,233			\$836,628
ST2306	16" Hulen Street Waterline	\$464,889		\$4,803,180				\$4,803,180
WA2503	12" Waterline Loop for Mountain Valley			\$410,248	\$1,072,813			\$1,483,061
WA2306	Offsite Water Supply from Fort Worth	\$2,845,206		\$13,486,298				\$13,486,298
WA2802	Hulen Pump Station Expansion				\$105,000	\$1,195,500		\$1,300,500
WA2801	New Mountain Valley 0.75 MG EST				\$475,000	\$3,200,000		\$3,675,000
WA2701	Turkey Peak Elevated Storage Tank Rehabilitation				\$200,211	\$1,437,171		\$1,637,382
WA2702	Hidden Creek Pkwy Tank Rehab				\$499,993			\$499,993
	Water Total	\$26,575,962	\$7,166,436	\$22,871,368	\$6,005,204	\$7,832,671	\$2,000,000	\$45,875,679

Project #	Sewer Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Sewer Line Rehabilitation		\$1,449,443	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$13,449,443
WW2301	Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	\$3,386,196	\$24,178,034	\$3,500,000				\$27,678,034
WW2502	Parkview Dr Sewer Upsizing to 10"		\$139,285	\$1,000,558				\$1,139,843
WW2601	12" Wastewater line Replacement in Village Creek Basin (Golf Course)	\$317,776	\$2,454,224					\$2,454,224
177389	Parallel 24" Sewer from Village Creek to Oakbrook Dr.	\$783,935			\$3,780,000	\$2,310,000		\$6,090,000
WW2602	FM 917 and 35W Lift Station and Force Main		\$839,120	\$3,681,096				\$4,520,216
WW2605	Future Sewer Capacity Study		\$105,000					\$105,000
WW2603	Chisholm West Lift Station Force Main / Collector		\$913,500	\$6,510,000				\$7,423,500
ST2306	16" Hulen Street Sewer			\$1,050,000				\$1,050,000
WW2801	Hyder Ranch Masterplan Sewer (G-B, G-C & C-H)				\$3,465,000		\$4,462,500	\$7,927,500
WW2604	Legacy Hill Sewer Extension		\$651,000					\$651,000
	Sewer Total	\$4,487,907	\$30,729,606	\$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$76,976,667
	Water & Sewer Total	\$31,063,869	\$37,896,042	\$41,613,022	\$16,250,204	\$13,142,671	\$9,462,500	\$118,364,439

EXHIBIT A
 ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	\$4,001,277			\$5,000,000	\$5,000,000		\$10,000,000
DV2302	Lakewood Drive Extension	\$1,311,915			\$4,000,000			\$4,000,000
	Future Project					\$10,000,000		\$10,000,000
	West Side Infrastructure	\$500,000	\$5,000,000					\$5,000,000
	Land Bank at HCP and I35W		\$6,026,519					\$6,026,519
	Total	\$5,813,192	\$11,026,519	\$0	\$9,000,000	\$15,000,000	\$0	\$35,026,519

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		\$75,075					\$75,075
PC2701	Mistletoe Hill - Bathroom Addition			\$163,375				\$163,375
PK2502	Green Ribbon Phase 1	\$90,000	\$400,000					\$400,000
PC2601	Green Ribbon Phase 2		\$120,750	\$650,000				\$770,750
PK2602	Russell Farm - Master Plan		\$32,051					\$32,051
PC2605	Hidden Creek Softball Fields Demo		\$500,000					\$500,000
PC2651	Golf		\$262,500					\$262,500
PC2702	Bailey Lake - New Playground			\$523,687				\$523,687
PC2703	Mistletoe Hill			\$614,250				\$614,250
PC2709	New Community Park - Playground				\$787,500			\$787,500
PC2802	Bartlett - Playground Replacement				\$441,000			\$441,000
PC2803	Heberle - Park Improvements				\$352,800			\$352,800
PC2804	Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
PC2901	Chisenhall - Playground Replacement					\$546,000		\$546,000
PC2904	BRiCK Roof Replacement					\$1,260,000		\$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
	Total	\$90,000	\$1,390,376	\$1,951,312	\$1,751,636	\$1,806,000	\$180,556	\$7,079,881

EXHIBIT A
 ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

TIF CIP FY26-30

Project #	TIF 2 Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
	TBD							\$0
	TBD							\$0
	Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

CIP Fund Summary

FUND SUMMARY	2026	2027	2028	2029	2030	FY26-30 TOTAL
General Government Bonds	\$36,316,220	\$26,716,401	\$7,652,000	\$7,883,497	\$14,443,000	\$93,011,118
Water Bonds	\$7,166,436	\$22,871,368	\$6,005,204	\$7,832,671	\$2,000,000	\$45,875,679
Sewer Bonds	\$30,729,606	\$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$72,488,760
TIF 2 Bonds	\$0	\$0	\$0	\$0	\$0	\$0
4A Bonds	\$11,026,519	\$0	\$9,000,000	\$15,000,000	\$0	\$35,026,519
4B Bonds	\$990,376	\$1,301,312	\$1,751,636	\$1,806,000	\$180,556	\$6,029,881
Cash / Other Funding	\$7,803,608	\$742,000	\$0	\$0	\$0	\$8,545,608
Total	\$94,032,765	\$70,372,735	\$34,653,840	\$37,832,168	\$24,086,056	\$260,977,565


City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony D. McIlwain, Development Services Director
MEETING: April 20, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on street light requests. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>High Performing City Organization Providing Exceptional, People Focused Services</p>	<ul style="list-style-type: none"> 1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

A councilmember received a request (from a resident) for an additional streetlight along Tinker Trail. The Tinker Trail roadway is a local street, developed as part of the Heritage Village neighborhood. Staff contacted the resident, who expressed concerns with the adequacy of the streetlights during late evening and night-time hours while driving. Following that conversation, staff conducted one night-time walking exercise and two night-time driving excursions along Tinker Trail.

Staff noted four operational streetlights along Tinker Trail during the night-time driving excursions. The lights are spaced at the following approximate distances: 500 feet, 560 feet and 610 feet. The 610 feet spacing is due to the streetlight being placed on the opposition side of the intersection to account for a STOP sign.

The city’s street lighting standards (listed below), are contained within section 4.5 of the Design Standards Manual.

Street Lighting Standards

Streetlights shall be designed and installed in accordance with the following criteria:

- 1. All lights will be 100 watt HPS (high pressure sodium).*
- 2. Lights will be placed at all street intersections except at major thoroughfares where median lighting is existing.*
- 3. Lights will be spaced a maximum of 600 feet along local and collector streets. Lights will be spaced a maximum of 200 feet along arterial streets.*
- 4. Lights will be placed no closer than 500 feet except for intersections, in cul de sacs, and where curves or grades require additional lighting.*
- 5. All cul de sacs longer than 200 feet from centerline of street to center point of cul de sac shall have a light at the street intersection and at the end of the cul de sac.*
- 6. All severe curves or areas with poor sight visibility shall be lighted.*
- 7. Lights shall be placed so as to gain the maximum use of existing and proposed physical characteristics.*
- 8. Electric service to the streetlight shall be underground.*
- 9. Streetlights shall not be constructed in conflict with the sidewalk.*
- 10. Decorative lights may be approved on a case-by-case basis.*

The city does not have a street light request policy/program, nor dedicated funding source. Historically, staff has handled these requests administratively, with most being denied due to the streetlights meeting the design criteria. In this specific instance, staff has no design guideline basis upon which to recommend approval of the streetlight request.

Staff also reviewed multiple cities within the region. Most did not have an articulated streetlight request process. Below are three cities with identifiable processes:

- ❖ Bedford requires completion of a streetlight request form and a petition signed by 100% of all property owners within 200 feet of a proposed location. The light is installed at city's expense.
- ❖ Hurst is similar to Bedford, but requires 75% petition support, dedication of any necessary easements. Installed at city's expense.
- ❖ Fort Worth requests for new streetlights are evaluated based on their Transportation Engineering Manual. Deviations from the standards require a report prepared by a professional engineer showing the roadway illumination. Installed at city's expense.

Staff is seeking Council's feedback and direction on 1): whether a policy or program is warranted, and 2): any direction regarding the resident's request for an additional streetlight along Tinker

Trail. Please note, staff has not sought the input and feedback of other residents along Tinker Trail regarding an additional streetlight.

RECOMMENDATION:

Staff is seeking Council's feedback and direction on this matter.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

REFERENCE:

[Microsoft Word - Cover Sheet.doc](#)

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

Procurement Method: n/a

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM

Development Services Director

tmcilwain@burlesontx.com

817-426-9684

Streetlight Request

CITY COUNCIL: APRIL 20, 2026

Streetlight Request

- ❖ A councilmember received a request (from a resident) for an additional streetlight along Tinker Trail.
- ❖ Tinker Trail is a local street, developed as part of the Heritage Village neighborhood.
- ❖ Staff contacted the resident, who expressed concerns with the adequacy of the streetlights while during late evening and night-time hours.
- ❖ Following that conversation, staff conducted one night-time walking exercise and two night-time driving excursions along Tinker Trail.

Existing Conditions

- ❖ There are four streetlights along Tinker Trail.
- ❖ All were operational during the night-time driving excursions.
- ❖ The lights are spaced at the following approximate distances: 500 feet, 610 feet and 560 feet.
- ❖ The 610 feet spacing is due to the streetlight being placed on the opposition side of the intersection to account for a STOP sign.

Tinker Trail Streetlight Spacing



 Denotes streetlight locations

Tinker Trail Streetlight



Streetlighting Standards

Streetlights shall be designed and installed in accordance with the following criteria:

1. All lights will be 100 watt HPS.
2. Lights will be placed at all street intersections except at major thoroughfares where median lighting is existing.
3. **Lights will be spaced a maximum of 600 feet along local and collector streets.** Lights will be spaced a maximum of 200 feet along arterial streets.
4. **Lights will be placed no closer than 500 feet except for intersections, in cul de sacs, and where curves or grades require additional lighting.**

5. All cul de sacs longer than 200 feet from centerline of street to center point of cul de sac shall have a light at the street intersection and at the end of the cul de sac.
6. All severe curves or areas with poor sight visibility shall be lighted.
7. Lights shall be placed so as to gain the maximum use of existing and proposed physical characteristics.
8. Electric service to the streetlight shall be underground.
9. Streetlights shall not be constructed in conflict with the sidewalk.
10. Decorative lights may be approved on a case-by-case basis.

Streetlight Request

- ❖ The City does not have an official streetlight request policy or program.
- ❖ Decisions to add a streetlight occur at the staff level.
- ❖ Staff has no basis for recommending approval of the streetlight request based on our design standards.
- ❖ However, staff is bringing this item forward for Council discussion and direction on whether a policy or program is warranted.

Photometric Study

- ❖ Staff is in the process of updating the design standards and will likely recommend that a photometric study be conducted instead of the current distance requirements.
- ❖ The study would generate a lighting plan for pedestrian and vehicular traffic based on the equipment utilized by the electric provider.
- ❖ This would increase the costs for developers but yield a more specific approach to lighting.
- ❖ This change will only affect new development and will not impact existing neighborhoods.

Pedestrian Lighting

- ❖ As previously stated, staff undertook one night-time walking exercise along Tinker Trail.
- ❖ There are no pedestrian lighting along the right-of-way.
- ❖ Pedestrian lighting is smaller in size; approximately 10-14 feet in height. It serves the purpose of illuminating sidewalks and pathways. The spacing intervals are much smaller.
- ❖ Staff discussed the pedestrian lighting option with the resident, but the issue is driving related, not the walking experience.

Other Cities

- ❖ Staff reviewed multiple cities within the region. Most did not have an articulated process. Below are three cities with identifiable processes:
- ❖ Bedford requires completion of a streetlight request form and a petition signed by 100% of all property owners within 200 feet of a proposed location. The light is installed at city's expense.
- ❖ Hurst is similar to Bedford, but requires 75% petition support, dedication of any necessary easements. Installed at city's expense.
- ❖ Fort Worth requests for new streetlights are evaluated based on their Transportation Engineering Manual. Deviations from the standards require a report prepared by a professional engineer showing the roadway illumination. Installed at city's expense.

Streetlight Request

- ❖ Does Council want to explore a formal streetlight request policy or program?
- ❖ Does Council have any direction regarding the resident's request for an additional streetlight along Tinker Trail?
- ❖ Staff has not performed outreach to solicit feedback from other residents along Tinker Trail. We cannot speak to the preferences of others within the Heritage Village neighborhood.

Questions/ Comments

Tony D. McIlwain, AICP, CFM

Development Services Director

tmcilwain@burlesontx.com

817-426-9684

City Council Regular Meeting

DEPARTMENT: City Manager's Office

FROM: Janalea Hembree, Assistant to the City Manager

MEETING: April 20, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on a nomination for the North Central Texas Council of Governments 2026-2027 Executive Board. (*Staff Contact: Janalea Hembree, Assistant to the City Manager*)

SUMMARY:

The NCTCOG Executive Board is composed of officers and representatives from member cities and counties, with seats allocated based on population categories as well as at-large positions. Board members must be locally elected officials, and each member government is limited to one representative on the Board at a time, with the exception of the Past President role. Members serve two consecutive one-year terms, and individuals elected to officer positions continue to represent the category for which they were originally selected.

At this time, several city representative positions are open for nomination, including seats for cities with populations of 200,000–350,000, 50,000–100,000, and 20,000–50,000, as well as at-large positions for cities both above and below 50,000 population. The nomination process includes several key milestones, beginning with Council discussion on April 20, followed by approval of a nomination through resolution on May 4. Final nominations must be submitted by May 12, with the election of the 2026–2027 Executive Board taking place at the NCTCOG General Assembly on June 12. A Nominating Committee, chaired by the current Board President and composed of Past Presidents, will review all submissions and recommend a slate of candidates for election.

City Council is asked to consider potential nominees and provide direction on whether the City should submit a nomination. If directed, staff will prepare the necessary resolution and coordinate submission materials in advance of the May 12 deadline.

RECOMMENDATION:

N/A

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

STAFF CONTACT:

Janalea Hembree
Assistant to the City Manager
jhembree@burlson.tx.com
817-426-9299

North Central Texas Council of Governments Nomination

PRESENTED TO THE CITY COUNCIL – APRIL 20, 2026

JANALEA HEMBREE, ASSISTANT TO THE CITY MANAGER

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

The North Central Texas Council of Governments (NCTCOG) is a voluntary association of, by and for local governments, established to assist in regional planning. NCTCOG's purpose is to strengthen both the individual and collective power of local governments and to help them recognize regional opportunities, eliminate unnecessary duplication, and make joint decisions.

Programs and Departments

- Transportation Planning
- Environment and Development
- Aging and Disability Resources
- Emergency Preparedness
- Demographic Research
- Regional Training
- Criminal Justice
- 911 Emergency Numbers
- A Regional Police Academy
- And More.....

Mission Statement

We are an association of, for, and by local governments. We assist our members in planning for common needs, cooperating for mutual benefit, and recognizing regional opportunities for improving the quality of life in North Central Texas.

EXECUTIVE BOARD

North Central Texas is a 16-county metropolitan region centered around Dallas and Fort Worth. The region has a population of more than 8 million, and an area of approximately 12,800 square miles. NCTCOG has 235 member governments, including all 16 counties, 170 cities, 20 school districts, and 29 special districts.

Executive Board

- Policy-making body for all activities undertaken by NCTCOG
- Program activities and decisions
- Regional plans
- Fiscal and budgetary policies

The Board is supported by policy development, technical advisory, and study committees

GENERAL INFORMATION

Terms & Members

- Two consecutive one-year terms
- Four largest counties and three largest cities (“dedicated seats”) submit their own nominees
- The current Board President rotates to the position of Past President
- An Executive Board member must be a local elected official from a member’s governing body
- If a director is elected to an officer position, that director will continue to represent the category they were originally elected to serve
- No government may have more than one rep on the Board at any given time unless one is Past President

EXECUTIVE BOARD

Officers

- President
- Vice President
- Secretary-Treasurer

Standing Members

- Past President (does not fill a designated seat)
- Member of the Legislature (non-voting, selected by lottery)

At Large Cities

- Population 50,000 – 350,000
- Population <50,000

Counties (6 Seats)

- One from four largest (Dallas, Tarrant, Collin, and Denton)
- Population of 75,000 – 650,000
- Population of <75,000

Cities (10 Seats)

- One from three largest (Dallas, Fort Worth, and Arlington)
- Population 200,000 – 350,000
- Population 100,000 – 200,000
- Population 50,000 – 100,000
- Population 20,000 – 50,000
- Population <20,000

NOMINATIONS

Current Nominations

- A City with 200,000 – 350,000
- A City with 50,000 – 100,000
- A City with 20,000 – 50,000
- At Large City with 50,000 – 350,000
- At Large City with less than 50,000

Council could endorse a nomination of an elected official in any category, but a City of Burleson elected official can only serve in one of the following:

A City with 50,000 – 100,000

At Large City with 50,000 – 350,000

OFFICERS	2025-2026	2026-2027
President	Victoria Johnson, Councilmember, Burleson	Jennifer Justice, Councilmember, Richardson
Vice-President	Jennifer Justice, Councilmember, Richardson	Brandon Huckabee, County Judge, Erath
Secretary / Treasurer	Brandon Huckabee, County Judge, Erath	Open - Officer Must be a Current Board Member

AT LARGE	2025-2026	2026-2027
50,000 – 350,000	TJ Gilmore, Mayor, Lewisville	Open Seat Unless Person Becomes Officer
<50,000	Kameron Raburn, Mayor, Ennis	Open Seat

STANDING MEMBER	2025-2026	2026-2027
Past President	Chris Hill, County Judge, Collin	Victoria Johnson, Councilmember, Burleson

COUNTIES	2025-2026	2026-2027
Largest - Dallas	Clay Jenkins, County Judge, Dallas	Designated
2ND - Tarrant	Tim O’Hare, County Judge, Tarrant	Designated
3RD - Collin	Darrel Hale, Commissioner, Collin	Designated
4TH - Denton	Bobbie Mitchell, Commissioner, Denton	Designated
75,000 – 650,000	Christopher Boedeker, County Judge, Johnson	Christopher Boedeker, County Judge, Johnson
<75,000	Brandon Huckabee, County Judge, Erath (officer)	Brandon Huckabee, County Judge, Erath (officer)

CITIES	2025-2026	2026-2027
Largest - Dallas	Cara Mendelsohn, Councilmember, Dallas	Designated
2ND - Fort Worth	Carlos Flores, Councilmember, Fort Worth	Designated
3RD - Arlington	Bowie Hogg, Councilmember, Arlington	Designated
200,000 – 350,000	Rick Horne, Councilmember, Plano	Open Seat Unless Person Becomes Officer
100,000 – 200,000	Jennifer Justice, Councilmember, Richardson (officer)	Jennifer Justice, Councilmember, Richardson (officer)
50,000 – 100,000	Victoria Johnson, Councilmember, Burleson (officer)	Open Seat
20,000 – 50,000	David Bristol, Mayor, Prosper	Open Seat Unless Person Becomes Officer
<20,000	Gary Hulsey, Mayor, Haslet	Gary Hulsey, Mayor, Haslet

Election of Officers and Directors

The current President will chair a Nominating Committee, consisting of NCTCOG Past Presidents that will review the nominations and recommend a slate of Officers and Directors for election

April 20

- Discuss nomination options

May 4

- Resolution of nomination

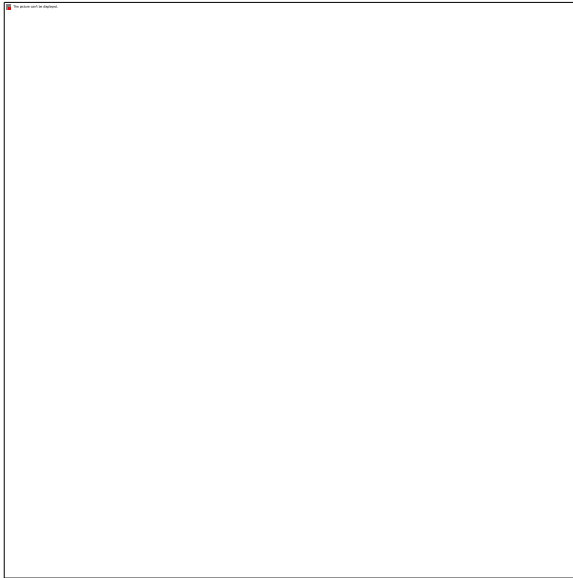
May 12

- Nominations due

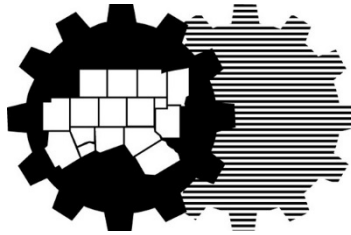
June 12

- 2026-2027 Executive Board will be elected at the annual General Assembly meeting

QUESTIONS



Janalea Hembree
Assistant to the City Manager
jhembree@burlesontx.com
817.426.9299



NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

TO: NCTCOG Member Governments

DATE: April 6, 2026

FROM: Victoria Johnson, President
Councilmember, City of Burleson

SUBJECT: Election of Officers and Directors for 2026-2027 Executive Board

Officers and Directors for the 2026-2027 NCTCOG Executive Board will be elected at the annual General Assembly meeting on Friday, June 12, 2026, at 12:00 p.m. at the Hurst Conference Center. Officials from member governments are invited to submit recommendations for population-based Board positions. I will Chair a Nominating Committee, consisting of NCTCOG Past Presidents, that has been appointed to review the nominations and recommend a slate of Officers and Directors for election at the General Assembly meeting.

Executive Board members representing population-based seats traditionally serve two (2) consecutive one (1) year terms and then rotate off the Board. If, however, a member is nominated and elected to serve as an officer, that person will continue to fill their current population-based seat on the Board. The four (4) largest counties and three (3) largest cities (“dedicated seats”) submit their own nominees. The current Board President rotates to the position of *Past President* which does not represent a population category.

We are specifically requesting nominations for the seats representing the following population categories:

- **A City with 200,000 – 350,000**
- **A City with 50,000 – 100,000**
- **A City with 20,000 – 50,000**
- **At Large City with 50,000 – 350,000**
- **At Large City with less than 50,000**

The following items are attached and are also available online for your use and information:

Nomination Form
Executive Board Structure (According to the NCTCOG Bylaws)
Executive Board Open Seats by Population Category
Executive Board Nominating Committee

THE DEADLINE FOR NOMINATIONS IS MAY 12, 2026

You may nominate online using the forms available at www.nctcog.org/nominations or you can return your nomination forms by email to nominations@nctcog.org.

If you have any questions, please contact me or one of the other Nominating Committee members.

2026 – 2027 NCTCOG EXECUTIVE BOARD

NOMINATION FORM

Date: _____

I would like to recommend the following **local elected official** (Mayor, Councilmember, County Judge, County Commissioner) for consideration by the Nominating Committee to serve on NCTCOG's Executive Board.

PRINCIPAL NOMINATOR INFORMATION:

NOMINEE INFORMATION:

Name:	Nominee Name:
Title:	Nominee Title:
Local Government Represented:	Nominee Local Government Represented: Nominee Population:
Email:	Nominee Email:
Mailing City/State/Zip:	Nominee Mailing City/State/Zip:
Office Phone:	Nominee Office Phone:
Home/Cell Phone:	Nominee Home/Cell Phone:

(PLEASE ATTACH A RESUME OR ADDITIONAL BIOGRAPHICAL INFORMATION)

Additional Supporting Comments:

THE DEADLINE FOR NOMINATIONS IS MAY 12, 2026

PLEASE NOMINATE ONLINE AT www.nctcog.org/nominations
or email the nomination form to the Executive Director's Office at nominations@nctcog.org

Executive Director's Office
North Central Texas Council of Governments

North Central Texas Council of Governments
Executive Board Structure
(According to NCTCOG Bylaws)

OFFICERS

President

(Elected by General Assembly. Must be a member of the Executive Board.)

Vice President

(Elected by General Assembly. Must be a member of the Executive Board.)

Secretary-Treasurer

(Elected by General Assembly. Must be a member of the Executive Board.)

STANDING MEMBERS

1. Past President

(Automatic position on Executive Board, does not fill a designated seat.)

2. Member of the Legislature

(Ex-Officio, non-voting - Selected by Lottery from among those interested.)

DIRECTORS – Categorical Requirements

Counties (6 Seats)

3. – 6. Representatives of the Four (4) Largest Populated Member Counties

(One designated by each County: Dallas, Tarrant, Collin and Denton)

7. Representative of a Member County with a Population of 75,000-650,000

8. Representative of a Member County with a Population of <75,000

Cities (10 Seats)

9. – 11. Representatives of the Three (3) Largest Populated Member Cities

(One designated by each City: Dallas, Fort Worth, Arlington)

12. Representative of a Member City with a Population of Between 200,000 - 350,000

13. Representative of a Member City with a Population of Between 100,000 - 200,000

14. Representative of a Member City with a Population of Between 50,000 - 100,000

15. Representative of a Member City with a Population of Between 20,000 - 50,000

16. Representative of a Member City with a Population of <20,000

At Large Cities

17. Representative of a Member City with a Population of Between 50,000 - 350,000

18. Representative of a Member City with a Population of <50,000

- ◆ ***An Executive Board member must be a local elected official from a member's governing body.***
- ◆ ***If a director is elected to an officer position, that director will continue to represent the category that the director was originally elected to serve.***
- ◆ ***No member government may have more than one (1) representative on the Board at any given time unless one of them is serving in the Past President position.***

North Central Texas Council of Governments

Current Executive Board and Open Seats by Population Categories

OFFICERS	2025-2026	2026-2027
President	Victoria Johnson (2022), Councilmember, Burleson	Jennifer Justice (2023), Councilmember, Richardson
Vice-President	Jennifer Justice (2023), Councilmember, Richardson	Brandon Huckabee (2024), County Judge, Erath
Secretary/Treasurer	Brandon Huckabee (2024), County Judge, Erath	Officers Must be a Current Board Member
DIRECTORS		
Population Categories	2025-2026	2026-2027
COUNTIES		
1. Largest Designated by Dallas County	Clay Jenkins (2011), County Judge, Dallas	Designated
2. 2nd Largest Designated by Tarrant County	Tim O'Hare (2023), County Judge, Tarrant	Designated
3. 3rd Largest Designated by Collin County	Darrel Hale (2025), Commissioner, Collin	Designated
4. 4th Largest Designated by Denton County	Bobbie Mitchell (2015), Commissioner, Denton	Designated
5. 75,000 - 650,000	Christopher Boedeker (2025), County Judge, Johnson	**Christopher Boedeker (2025), County Judge, Johnson
6. <75,000	Brandon Huckabee (2024), County Judge, Erath (officer)	Brandon Huckabee (2024), County Judge, Erath (officer)
CITIES		
7. Largest Designated by City of Dallas	Cara Mendelsohn (2021), Councilmember, Dallas	Designated
8. 2nd Largest Designated by City of Fort Worth	Carlos Flores (2022), Councilmember, Fort Worth	Designated
9. 3rd Largest Designated by City of Arlington	Bowie Hogg (2023), Councilmember, Arlington	Designated
10. 200,000 - 350,000	**Rick Horne (2024), Councilmember, Plano	✓***
11. 100,000 - 200,000	Jennifer Justice (2023), Councilmember, Richardson (officer)	Jennifer Justice (2023), Councilmember, Richardson (officer)
12. 50,000 - 100,000	Victoria Johnson (2022), Councilmember, Burleson (officer)	✓ Open Seat
13. 20,000 - 50,000	**David Bristol (2024), Mayor, Prosper	✓***
14. <20,000	Gary Hulsey (2025), Mayor, Haslet	**Gary Hulsey (2025), Mayor, Haslet
AT LARGE CITIES		
15. 50,000-350,000	**TJ Gilmore (2024), Mayor, Lewisville	✓***
16. <50,000	**Kameron Raburn (2023), Mayor, Ennis	✓ Open Seat
STANDING MEMBER		
17. Immediate Past President	Chris Hill (2019), County Judge, Collin (officer)	Victoria Johnson (2022), Councilmember, Burleson (officer)

✓ Open Seat

** 2 Years on Board

✓*** open unless person becomes officer

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

2026 Executive Board Nominating Committee

Victoria Johnson – President 2025-26; vjohnson@burlesontx.com
Chris Hill – President 2024-25; chill@co.collin.tx.us
Bill Heidemann – President 2023-24; bill.heidemann@cityofcorinth.com
Andrew Piel – President 2022-23; andrew.piel@arlingtontx.gov
David Sweet – President 2021-22; [judgedsweet@gmail.com](mailto:judgetsweet@gmail.com)
Ray Smith – President 2020-21; rsmith@prospertx.gov
J. D. Clark – President 2019-20; jd.clark@co.wise.tx.us
Kevin Strength – President 2018-19; kstrength@waxahachiechamber.com
Tom Lombard – President 2017-18; lombardt@sbcglobal.net
Lissa Smith – President 2016-17; Lissasmith4@gmail.com
Kathryn Wilemon, President 2014-15; kawilemon@aol.com
Steve Terrell, President 2013-14; stevete@swbell.net
Bobbie Mitchell; President 2012-13; Bobbie.Mitchell@dentoncounty.gov
Linda Koop, President 2011-12; lindakoop@swbell.net
Glen Whitley, President 2010-11; glen.whitley@outlook.com
Bobby Waddle, President 2009-10; bgwaddle@flash.net
Chad Adams, President, 2007-08; chad@oakhullinvestments.com
T. Oscar Trevino, Jr., President 2006-07; oscar@otconst.com
Mike Cantrell, President 2001-02; mikecantrell@tx.rr.com
Mary Poss, President 2000-01; mary@dallastex.com
Gary A. Slagel, President 1994-95; gary.slagel@CapitalSoft.com
Jim Alexander, President 1991-92; jralexander1@verizon.net
Bill Lofland, President 1990-91; bill_lofland@juno.com
Florence Shapiro, President 1982-83; Florenceshapiro@hotmail.com
Ray Noah, President 1971-72; rdnoah@sbcglobal.net